

REPORT FORMAT: V-L1 (Basic) | Version: 8.0_2019

FILE NO.: VIS(2021-22)-PL199-173-205

DATED:13/07/2021

VALUATION ASSESSMENT

OF

RESIDENTIAL BUILDER FLOOR

SITUATED AT

GROUND FLOOR, L.I.G D/S HOUSE NO-H-183, KASHIRAM JI NAGAR YOJNA,
PARGANA & DISTT. MORADABAD, U.P

OWNER/S

MR. NIRANJAN SINGH SAINI S/O MR.RAM KUMAR SAINI

■ Corporate Valuers A/C: MR. NIRANJAN SINGH SAINI S/O MR. RAM KUMAR SAINI

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Valuers/Engineers (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

REPORT PREPARED FOR

BANK OF BARODA, BUDDHI VIHAR BRANCH, MORADABAD, UTTAR PRADESH

*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.*

Valuation TOR is available at 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.*

CORPORATE OFFICE:

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ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
GROUND FLOOR, L.I.G D/S HOUSE NO-H-183, KASHIRAM JI NAGAR YOJNA,
PARGANA & DISTT. MORADABAD, U.P

VALUATION ASSESSMENT AS PER BOB FORMAT

Name & Address of Branch:	Bank of Baroda, Buddhi Vihar Branch, Moradabad, Uttar Pradesh
Name of Customer (s)/ Borrower Unit	Mr. Niranjan Singh Saini S/o Mr. Ram Kumar Saini

1. Customer Details																
i. Name	Mr. Niranjan Singh Saini S/o Mr. Ram Kumar Saini															
ii. Application No.	NA															
2. Property Details																
i. Address	Ground Floor, L.I.G D/S House No-H-183, Kashiram Ji Nagar Yojna, Pargana & Distt. Moradabad, U.P															
ii. Nearby Landmark	Near Dwarka Dish Mandir															
iii. Google Map	Enclosed with the Report Coordinates or URL: 28°50'56.8"N 78°44'41.1"E															
iv. Independent access to the property	Clear independent access is available															
v. Type of ownership	Single ownership															
vi. Constitution of the Property	Free Hold															
vii. Is the property merged or colluded with any other property	No Comments: None															
3. Document Details																
i. Layout Plan	Available as per title Deed															
ii. Building plan	Not available															
iii. Construction Permission	Not available															
iv. Legal Documents	Available															
4. Physical Details of the Property																
<table border="1"> <thead> <tr> <th>Directions</th> <th>As per Sale Deed/TIR</th> <th>Actual found at Site</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>LIG D/S House No.-H-209</td> <td>Other Property</td> </tr> <tr> <td>South</td> <td>9m Wide Road</td> <td>Road</td> </tr> <tr> <td>East</td> <td>LIG D/S House No.-H</td> <td>Vacant Plot</td> </tr> <tr> <td>West</td> <td>LIG D/S House No.-H-184</td> <td>Property H-182</td> </tr> </tbody> </table>		Directions	As per Sale Deed/TIR	Actual found at Site	North	LIG D/S House No.-H-209	Other Property	South	9m Wide Road	Road	East	LIG D/S House No.-H	Vacant Plot	West	LIG D/S House No.-H-184	Property H-182
Directions	As per Sale Deed/TIR	Actual found at Site														
North	LIG D/S House No.-H-209	Other Property														
South	9m Wide Road	Road														
East	LIG D/S House No.-H	Vacant Plot														
West	LIG D/S House No.-H-184	Property H-182														
ii. Are Boundaries matched	No															
iii. Plot demarcation	Yes															
iv. Approved land Use	Residential as per nearby activity seen on the site															
v. Type of Property	Residential Builder Floor															
vi. No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms												
03	00	01	01	NA												
vii. Total no. of floors of the property	2 (Ground + First Floor)															
viii. Floor on which the property is located	GF															
ix. Approx. age of the property	6 years															
x. Residual age of the property	Approx. 50-55 years subject to proper and timely maintenance															
xi. Type of structure	RCC framed pillar, beam, column structure on RCC slab															
xii. Condition of the Structure	Ordinary															
xiii. Finishing of the building	Simple Plastered walls															
5. Tenure/ Occupancy/ Possession Details																
i. Property presently possessed/ occupied by	Legal Owner															
ii. Status of Tenure	NA															
iii. No. of years of occupancy	NA															

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MR. NIRANJAN SINGH SAINI S/O MR. RAM KUMAR SAINI

iv.	Relationship of tenant or owner	NA
6.	Stage of Construction	Constructed property in use
	If under construction then extent of completion	NA
7.	Violation in the property	
	i. Violation if any observed	ii. Nature and extent of violation
	No	NA
		iii. Any other negativity, defect or drawback in the property
		No

8.	AREA DETAILS OF THE PROPERTY		
i.	Land area(as per documents/ site survey, whichever is less) Considered		
	Area as per documents	Area as per site survey	Area considered for Valuation
	58.08 sq.mtr./ 625.16 sq.ft	496 sq.ft./ 46 sq.mtr.	29.04 sq.mtr./ 34.72 sq.yds (1/2 of total area as per share of the owner in the Land)
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.	
ii.	ConstructedBuilt-up Area(As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	58.08 sq.mtr./ 625.16 sqft	496 sq.ft./ 46 sq.mtr.	58.08 sq.mtr./ 625.16 sq.ft
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant property document or actual site measurement. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only.	

9.	VALUATION ASSESSMENT				
A.	ASSESSMENT FACTORS				
i.	Valuation Type	Land & Building Value		Residential Builder Floor Value	
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.			
iii.	Property Use factor	Current Use		Highest & Best Use	
		Residential		Residential	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us.However Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Village	Ordinary	Average location within locality	Ground Floor
		Semi Urban	Within developing Residential zone	None	
				None	
		Property Facing	South Facing		
vii.	Any New Development in surrounding area	None		NA	
viii.	Any specific advantage/	None			

	drawback in the property	
ix.	Property overall usability Factor	Normal
x.	Comment on Property Saleability Outlook	Easily sellable
xi.	Comment on Demand & Supply in the Market	Such properties are easily available in the area
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <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 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.</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 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 while financing.</p>
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xv.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Collector Rates of Moradabad, Uttar Pradesh</p> <p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'.</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p>

The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. 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.

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

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.

The condition assessment and the estimation of the residual economic life of the structure is 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.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.

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 after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset 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, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value^{*} is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or

situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of 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 is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

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 the professional & legal terms. Therefore to avoid confusion, 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 depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

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

xvi. References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)

1.	Name:	All in one Estate Services
	Contact No.:	08171526319
	Nature of reference:	Property Consultant
	Size of the Property:	120 sqyds
	Location:	Near Rampur Road (Kashiram Ji nagar)
	Rates/ Price informed:	Rs.25,000/-
	Any other details/ Discussion held:	As per the discussion with the Property dealer, we came to know that the rate of the property in this subject vicinity approx Rs.20,000/- to Rs.25,000/-per sq.yds and Depend on the Distance from the Rampur Road.
	2.	Name:
		Contact No.:
		Nature of reference:
		Size of the Property:
		Location:
		Rates/ Price informed:
		Any other details/ Discussion held:
3.	Name:	NA
	Contact No.:	NA
	Nature of reference:	NA
	Size of the Property:	NA
	Location:	NA

			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
	NOTE: The given information above can be independently verified to know its authenticity.			
xvii.	Adopted Rates Justification	<p>As per our discussion with the habitants and market participants of the subject locality we came to know the following information: -</p> <ol style="list-style-type: none">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 road.2. The prevailing land rate for plot having area approx. 70 sq.yds. located on wide Road in the subject locality is between Rs.20,000/- to 25,000/- per sq.yds.3. The subject locality is in Residential area of Kashiram Ji Nagar Yojna, Moradabad.4. Availability & Demand for residential Builder Floor is Good in the subject locality <p>As per our discussion with local people, we came to know that the prevailing market rate for residential Plot of size 58.08 sq.m. in the subject locality is between Rs.20,000/- to Rs.25,000/- per sq.yds which depended on the size of the plot, location, road width etc. The subject property is in Residential Area and with close vicinity to Market. Thus, keeping all the factors in mind, we have adopted the rate of Rs.22,000/- per sq.yds which seems reasonable in our opinion.</p>		



B.		VALUATION CALCULATION		
a.		GUIDELINE/ CIRCLE VALUE		
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics& assessment factors of the property)
		312.58 sq.ft./ 29.04 sq.mtr.	Rs.15,000/- per sq.mtr.	Rs.15,000/- per sq.mtr
	Total Land Value (a)	Rs.15,000/- per sq.mtr. X 29.04 sq.mtr		
	Rs.4,35,600/-			
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC framed pillar, beam, column structure on RCC slab	Class C construction (Simple/ Average)	10-15 years old construction
		Rate range	Rate adopted	Covered Area
		Rs.14,000/- per sq.mtr	Rs.14,000/- per sq.mtr	58.08 sq.mtr/ 625.16 sq.ft
	TotalConstruction Estimated Depreciated Replacement Value(b)	Rs.14,000/- per sq.mtr X 58.08 sq.mtr		
		Rs.8,13,120/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)		Rs.12,48,720/-	
b.		INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE		
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics& assessment factors of the property)
		34.72 sq.yds/ 29.04 sq.mtr.	Rs.20,000/- to Rs.25,000/- per sq.yds	Rs.22,000/- per sq.yds
	Total Land Value (a)	34.72 sq.yds. x Rs 22,000 /- per sq.yds		
	Rs.7,63,840/-			
ii.	Construction Depreciated Replacement Value	Structure cost/ Construction Value		
		Structure Type	Construction category	Structure Condition
		RCC framed pillar, beam, column structure on RCC slab	Class C construction (Simple/ Average)	Average
		Age Factor		Covered Area
		5-10 years old construction		58.08 sq.mtr./ 625.16 sq.ft
		Rate range		Rate adopted
		Rs.800/- to Rs.1,000/- per sq.ft		Rs.900/- per sq.ft
	TotalConstruction Depreciated Replacement ValueValue (b)	Rs.900/- per sq.ft. x 625.16 sq.ft		
Rs.5,62,644/-				
iii.	Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost)		NA	
iv.	Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary		NA	

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	<i>fittings)</i>	
v.	Add extra for services(e) <i>(water, electricity, sewerage, main gate, boundary, lift, etc.)</i>	NA
vi.	TOTAL VALUE: (a+b+c+d+e)	Rs.13,26,484/-
vii.	Additional Premium if any	NA
	Details/ Justification	NA
viii.	Deductions charged if any	NA
	Details/ Justification	---
ix.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE²: (vi+vii+viii)	Rs.13,26,484/-
x.	ROUND OFF	Rs.13,26,000/-
xi.	IN WORDS	Rupees Thirteen Lakhs Twenty Six Thousand only
xii.	EXPECTED REALIZABLE/ FETCH VALUE³(@ ~15% less)	Rs.11,27,100/-
xiii.	EXPECTED FORCED/ DISTRESS SALE VALUE⁴(@ ~25% less)	Rs. 9,94,500/-
xiv.	VALUE FOR THE INSURANCE PURPOSE	NA
xv.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
xvi.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> 1. The Land area considered is 1/2 of the total area for calculating market rate as per mentioned in the criteria written in the rate list for evaluating such property and for the circle rate calculation the instruction provided for calculating these type of property is followed and supporting snapshot of same is attached along with the circle rate list. 2. 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. 3. 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. 4. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 5. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

10.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: Cannot comment since copy of TIR not Provided to us
ii.	Is property SARFAESI compliant: Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, mortgaged with the bank
v.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.
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. <ol style="list-style-type: none"> a. 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.

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	b. 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.
	c. 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.

11.		DECLARATION		
		i. The property was inspected by our authorized surveyor on 8 July 2021 by name Er.Hemant Kumar in the presence of Mr. Niranjan Singh (owner.) ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted Valuation report directly to the Bank. v. This valuation report is carried out by our Engineering team on the request from Bank of Baroda, Buddh Vihar Branch, Moradabad, Uttar Pradesh		
12.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida		
13.	Enclosed Documents	S.No.	Documents	No. of Pages
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	02
		iii.	Google Map	01
		iv.	Photographs	04
		v.	Copy of Circle Rate	02
		vi.	Survey Summary Sheet	---
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	---
14.	Total Number of Pages in the Report with Enclosures	23		
15.	Engineering Team worked on the report	SURVEYED BY: Er. Hemant Kumar		
		PREPARED BY: Er. Abhishek Sharma		
		REVIEWED BY: HOD Valuations		




R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I

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 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 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.

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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.

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text 'R.K. ASSOCIATES' and 'VALUATION' around a central logo.

GENERAL DETAILS – ANNEXURE-II

1.	Report prepared for	Bank		
2.	Name & Address of the Organization	Bank of Baroda, Buddhi Vihar Branch, Moradabad, Uttar Pradesh		
3.	Name of Borrower	Mr. Niranjana Singh Saini S/o Mr. Ram Kumar Saini		
4.	Credit Analyst	Mr. Prashant Mainee (8477009407) (morbud@bankofbaroda.com)		
5.	Type of Loan	Housing Loan		
6.	Report Format	V-L1 (Basic) Version: 8.0_2019		
7.	Date of Valuation	13 July 2021		
8.	Date of Survey	8 July 2021		
9.	Type of the Property	Residential Builder Floor		
10.	Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).		
11.	Type of Valuation	Residential Builder Floor Value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mr. Niranjana Singh (9897404021)
14.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
15.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
16.	Important Disclosures	a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services.		
17.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 03 documents requested.	Total 01 documents provided.	01
		Copy of TIR	Sale Deed	Dated: 28/10/2016
		Property Title document	None	---
		Approved Map	None	---
		None	None	---
		None	None	---
18.	Documents received from	Bank		
19.	Identification of the property (Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents).	<input type="checkbox"/>	Cross checked from the boundaries of the property or address mentioned in the old valuation report	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the owner/ 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	
20.	Enclosures	I. Valuation Report as per BOB Format Annexure-1 II. R.K Associates Important Notes		

VALUATION ASSESSMENT

MR. NIRANJAN SINGH SAINI S/O MR. RAM KUMAR SAINI

		<p>III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No. 14</p> <p>IV. Google Map – Page No. 15</p> <p>V. Photographs – Pages 16, 17, 18, 19</p> <p>VI. Copy of Circle Rate – Pages 20-21</p> <p>VII. Valuer's Remark - Page No. 22-23</p> <p>VIII. Copy of relevant papers from the property documents referred in the Valuation – Pages x</p>
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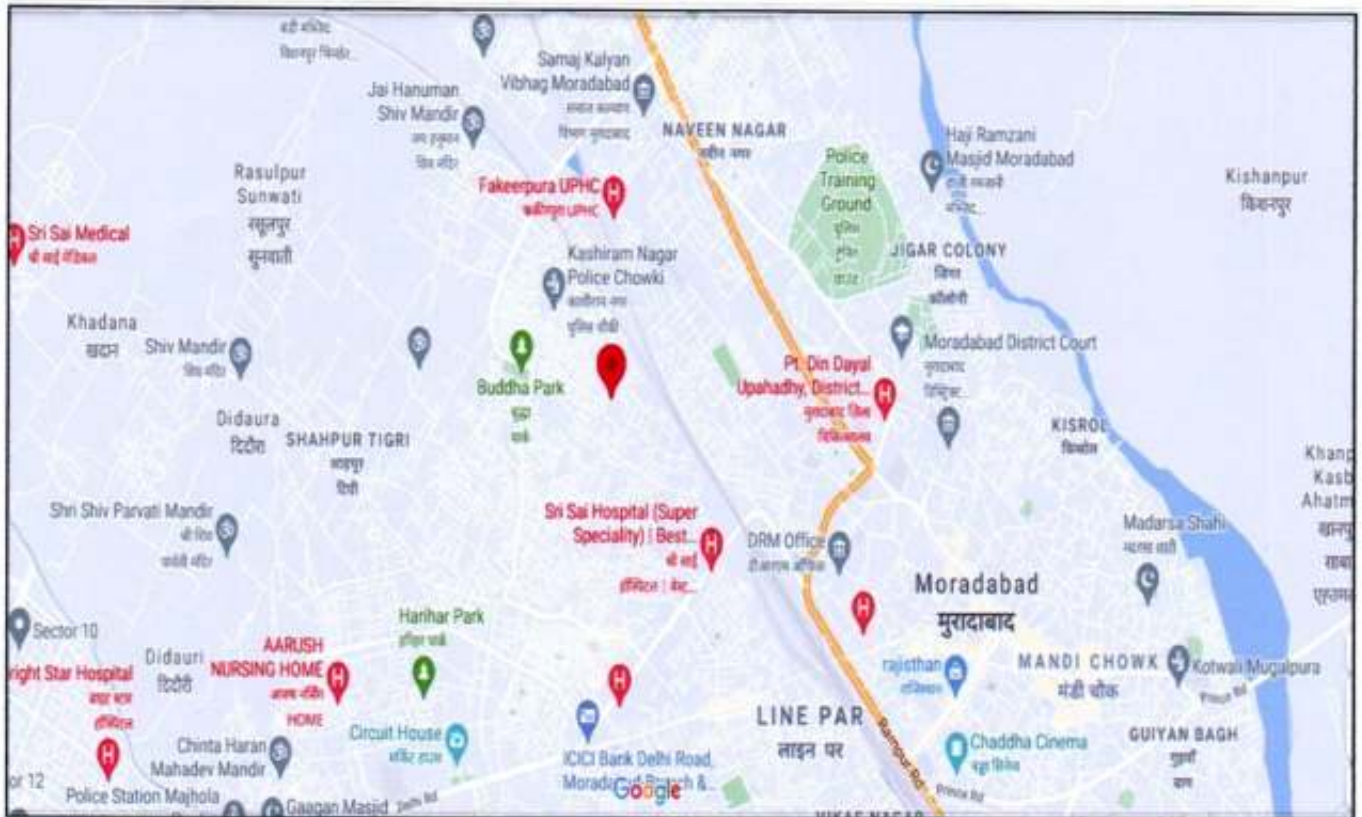


**ENCLOSURE: III - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

(No Specific Price Trend References for the Subject Locality Found on Public Domain)



ENCLOSURE: IV- GOOGLE MAP LOCATION



ENCLOSURE: V- PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT

MR. NIRANJAN SINGH SAINI S/O MR. RAM KUMAR SAINI





VALUATION ASSESSMENT

MR. NIRANJAN SINGH SAINI S/O MR. RAM KUMAR SAINI



FILE NO.: VIS(2021-22)-PL199-173-205

Valuation TOR is available at www.rkassociates.org



ENCLOSURE: VI – COPY OF CIRCLE RATE

क्रमांक-1 में आवृत्ति क्रम का क्र.- कोड	प्लॉटों का नाम का नाम	कॉलोन, कालोनी, बंगला समावेश का स्थिति	प्रकार - 2 की अनुसूची द्वारा की गई	प्रकार - 4 की अनुसूची द्वारा की गई मूल्य का			विभिन्न वर्गीकरण अनुसार की गई	
				8 मीटर से अधिक 12 मीटर तक चौड़ाई वाले या दो से अधिक चौड़ाई वाले प्लॉट	12 मीटर से अधिक 18 मीटर तक चौड़ाई वाले या दो से अधिक चौड़ाई वाले प्लॉट	18 मीटर से अधिक चौड़ाई वाले या दो से अधिक चौड़ाई वाले प्लॉट	एक एकल की अनुसूची अनुसार की गई प्लॉट की दर (प्रति एक एकल)	विविध वर्गीकरण की दर (प्रति एक एकल)
1	2	3	4	5	6	7	8	9
1001	पल्लवपुर बसस्टैंड	अर्धनगरीय	5000	6000	7000	7500	29000	46000
1026	सली	अर्धनगरीय	5000	6000	7000	7500	29000	46000
0097	एच को पूरा	नगरीय	14000	15000	16000	17000	63000	80000
0184	हूँवर एनक्लेव	नगरीय	23000	24000	25000	27000	71000	89000
0193	कालीदास बंजारा बस	नगरीय	16000	17000	18000	19000	30000	47000
0012	कालीदास बंजारा भोमपुर सिटी	नगरीय	16000	17000	18000	19000	30000	47000
0054	कालीपुर	नगरीय	5500	6500	7500	8000	20000	36000
1044	कालीपुर (ग्राम)	अर्धनगरीय	5500	6500	7500	8000	20000	36000
0067	कमल सेक्टर में पीछे स्थित जगह	नगरीय	24000	25000	26000	28000	71000	89000
0078	कंजरी बस	नगरीय	22000	23000	24000	26000	55000	71000
0088	कुल्लुट शाला	नगरीय	19000	20000	21000	23000	60000	77000
0089	कालोनी जिला परिषद	नगरीय	19000	20000	21000	23000	60000	77000
0196	कटरा पूरा जट	नगरीय	24000	25000	26000	28000	99000	116000
0113	काठ दलगा	नगरीय	16000	17000	18000	19000	60000	77000
0115	कैलाश नुगतपुर	नगरीय	16000	17000	18000	19000	60000	77000
0116	कानूनरोधन दक्षिणी	नगरीय	16000	17000	18000	19000	70000	87000
0117	कानूनरोधन	नगरीय	16000	17000	18000	19000	70000	87000
0219	काचरी टोल	नगरीय	16000	17000	18000	19000	70000	87000
0120	कटरा बंगला	नगरीय	16000	17000	18000	19000	60000	77000
0122	हूँवर शेष बंध	नगरीय	16000	17000	18000	19000	60000	77000
0123	काजवा	नगरीय	16000	17000	18000	19000	70000	87000
0127	कोठी बंगला हसन	नगरीय	16000	17000	18000	19000	43000	60000
0132	कालोनी का मंदिर का पूरा भाग	नगरीय	17000	18000	19000	20000	70000	87000
0134	कमल सिनेमा	नगरीय	22000	23000	24000	26000	43000	60000
0138	कंजल वाहन गेज	नगरीय	22000	23000	24000	26000	43000	60000

उप निष्पत्ति दिनांक
मरादाबाद

नसीबदास
मरादाबाद

सहायक महाविशेष निबंधक
मरादाबाद

उपनिवेशिकारी/मार्गदर्शक
मरादाबाद

जिलाधिकारी/मार्गदर्शक
मरादाबाद

मूल्यांकन सूची हेतु सामान्य अनुदेश

भाग-3

प्राकृप - 5

क- तीन मजिल तक एवं वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दर -

क्रम संख्या	निर्माण की श्रेणी छत के आधार पर	प्रथम श्रेणी के निर्माण की दर कबड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कबड एरिया के अनुसार प्रति वर्ग मीटर
1	3	3	4
1	आर०बी०सी०	14000	13500
2	आर०बी०सी०	13500	13000
3	कच्ची, मईर पटिया, जल	-	10500
4	टिनशेड, एम्बेस्स शैड, फाइबर शैड	-	8500
5	कच्चा, छप्पर, खपरैल	-	7500

प्रथम श्रेणी निर्माण का तात्पर्य यह है कि उसमें दरवाजे बिंदकी में बहरी लकड़ी तथा शीशम, सागौन, देवदार या कम्बेश वाटरपूफ बोर्ड या मेटल का प्रयोग हुआ हो। फर्श मार्बल, पटोम पटीफाईड टाइल्स के प्रयोग से बनाया गया हो। द्वितीय श्रेणी के निर्माण का तात्पर्य यह है कि जो प्रथम श्रेणी का निर्माण न हो।
नोट- भवनों के मूल्य द्वारा की गणना निम्न प्रकार से की जाएगी।

1. भवन की निर्माण तिथि से 20 वर्ष तक द्वारा अनुमान नहीं होगा।
2. 20 वर्ष की अवधि से परवात् 1 प्रतिशत प्रतिवर्ष की दर से द्वारा का लागू अनुमान होगा, जिसका लाभ अधिकतम 40 प्रतिशत तक अनुमान होगा।
3. वाणिज्यिक सम्पत्ति पर कोई मूल्यद्वारा देय नहीं होगा।

उप निष्पन्न प्रथम
मुरादाबादसहस्रीलदार
मुताबादअध्यक्ष महाविद्यालय
मुताबादउप निष्पन्न प्रथम
मुरादाबादअध्यक्ष महाविद्यालय
मुताबादअध्यक्ष महाविद्यालय
मुताबाद

मूल्यांकन सूची हेतु सामान्य अनुदेश

11. जिस अक्षक भूखण्ड की चौहददी में या सामने पार्क हो तो उसके न्यूनतम मूल्य की गणना सुसंगत निर्धारित दर से करने के परवात् 10 प्रतिशत मूल्य बढा कर की जाएगी। जिस वर कृषक भूखण्ड की सीमाओं में एक से अधिक मार्ग हो, तो ऐसे भूखण्ड के न्यूनतम मूल्य की गणना अधिक मूल्यदर वाले मार्ग की निर्धारित की गयी दर से करने के परवात् 10 प्रतिशत मूल्य बढा कर की जाएगी किन्तु यदि उपरोक्त दोनों परिस्थितियां विद्यमान हो तो ऐसी भूखण्ड के मूल्य की गणना अधिक मूल्य वाले दर से करने के परवात् 20 प्रतिशत मूल्य बढाकर की जाएगी। (यह प्रावधान अपार्टमेन्ट्स पर लागू नहीं होगा।)
12. एक मजिल से अधिक परन्तु तीन मजिल तक के भवन अथवा छत के अलग-अलग तल के अन्तरण विलेख में दो मजिल की दशा में प्रत्येक मजिल में अविभाजित भूमि का अंश 50 व 50 प्रतिशत होगा तथा तीन मजिल की दशा में प्रत्येक मजिल में भूमि का अविभाजित अंश 33 प्रतिशत होगा। तीन मजिल से अधिक में अपार्टमेन्ट का निवम लागू होगा।
13. अन्तरित सम्पत्ति में बोरवेल या कुआँ होने पर उसका मूल्य अलग से आकलित किया जायेगा बोरवेल का मूल्य रुपये 70000/- प्रति बोरवेल होगा तथा कुआँ का मूल्य प्रति कुआँ रुपये 70000/- होगा।
14. नगरीय क्षेत्र / अर्धनगरीय क्षेत्र / ग्रामीण क्षेत्र के विकासशील ग्राम जिनकी सूची नीचे दी गयी है, की ऐसी कृषि भूमि, जो किसी सड़क पर स्थित है अथवा आसानी से सटी हुये गाटा नम्बर की है, की जो दर सम्बन्धित सूचियों में निर्धारित की गयी है वे 0-100 हेक्टर से अधिक क्षेत्रफल के अन्तरण हेतु निर्धारित है, 0-100 हेक्टर या उससे कम क्षेत्रफल के अन्तरण से सम्बन्धित विलेख में न्यूनतम मूल्य की गणना निम्न प्रकार से की जाएगी। उक्त निर्देश से किया गया मूल्यांकन किसी भी दशा में उक्त क्षेत्र की सम्बन्धित कृषि मूल्यांकन से कम न होगा।

सहस्रीलदार
मुताबादअध्यक्ष महाविद्यालय
मुताबादउप निष्पन्न प्रथम
मुरादाबादअध्यक्ष महाविद्यालय
मुताबादअध्यक्ष महाविद्यालय
मुताबाद

ENCLOSURE: VIII – 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 property prevailing in the market 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 30 DAYS . 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 valuers@rkassociates.org 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 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.
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.

