

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

FILE NO. VIS (2021-22)-PL262-232-283

DATED:03/08/2021

VALUATION ASSESSMENT OF INDEPENDENT HOUSE

SITUATED AT

NAN PARA HOUSE ESTATE, OAK SILVER ROAD, LANDOUR, MUSSOORIE, DISTRICT-
DEHRADUN, UTTARAKHAND.

OWNER/S

MR. SHIV KUMAR ARORA & MR. KRISHNA GOPAL ARORA S/O MR. DHARAM PAL
ARORA

REPORT PREPARED FOR

Corporate Valuers

Business/ Enterprise/ Equity Valuations

Lender's Independent Engineers (LIE)

Techno Economic Viability Consultants (TEV)

Agency for Specialized Accounts Auditing (AAA)

Project Techno-Financial Advisers

Chartered Engineers

Industry/ Trade Rehabilitation Consultants

NPA Management

Panel Valuer & Techno Economic Consultants for PSU Banks

A/C: MR. SHIV KUMAR ARORA & MR. KRISHNA GOPAL ARORA S/O MR. DHARAM PAL
ARORA

Important Notice: 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:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**NAN PARA HOUSE ESTATE, OAK SILVER ROAD, LANDOUR, MUSSOORIE, DISTRICT-
DEHRADUN, UTTARAKHAND.**

VALUATION ASSESSMENT AS PER BOB FORMAT

Name & Address of Branch:	Bank of Baroda, Main Branch, Dehradun
Name of Customer (s)/ Borrower Unit	Mr. Shiv Kumar Arora & Mr. Krishna Gopal Arora S/o Mr. Dharam Pal Arora

1.	Customer Details				
i.	Name of the Owner	Mr. Shiv Kumar Arora & Mr. Krishna Gopal Arora S/o Mr. Dharam Pal Arora			
ii.	Application No.	NA			
2.	Property Details				
i.	Address	Nan Para House Estate, Oak Silver Road, Landour, Mussoorie, District-Dehradun			
ii.	Nearby Landmark	Near opposite Poornima Hotel			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 30°27'11.0"N 78°05'10.5"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, its an independent singly bounded property			
		Comments: none			
3.	Document Details	Status	Name of Approving Auth.		Approval No.
i.	Layout Plan	No information provided	---		----
ii.	Building plan	No information provided	---		----
iii.	Construction Permission	No information provided	---		----
iv.	Legal Documents	Available	Sale Deed	Old Valuation Report	None
4.	Physical Details of the Property				
		Directions	As per copy of Documents		Actual found at Site
i.	Adjoining Properties	North	Property of St. Emilian Church		Emilas Church
		South	Common Passage		Common Passage
		East	Open Land of Nan Para House and Pathway		Nan Para House Lane
		West	Portion of Out House with Mr. Prem Singh Bhatia		Property of Mr. Prem Singh Bhatia
ii.		Are Boundaries matched	Yes		
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Residential as per property documents			
v.	Type of Property	Independent Residential Plotted House		Residential Property	
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	No internal information available since internal site survey was not done by our surveyor due to non-availability of owner				
vii.	Total no. of floors of the property	3 (Ground + First + Second Floor)			
viii.	Floor on which the property is located	All			

VALUATION ASSESSMENT

MR. SHIV KUMAR ARORA & MR. KRISHNA GOPAL ARORA

ix.	Approx. age of the property	100 years as confirmed by the owner over call
x.	Residual age of the property	Depend on Maintenance since the property has exceeded their life
xi.	Type of structure	RCC load bearing structure on pillar beam column and 9" brick walls
xii.	Condition of the Structure	Average as observed from outside of the structure
xiii.	Finishing of the building	Average as observed from outside of the structure
5.	Tenure/ Occupancy/ Possession Details	
i.	Property presently possessed/ occupied by	Legal Owner as confirmed by the owner over the call
ii.	Status of Tenure	NA
iii.	No. of years of occupancy	NA
iv.	Relationship of tenant or owner	NA
6.	Stage of Construction	Built 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
	Cannot comment since copy of approved building plans/map not provided to us	Cannot comment since copy of approved building plans/map not provided to us
		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 41 sq.mtr./49.03 sq.yds	Area as per site survey NA	Area considered for Valuation 41 sq.mtr./49.03 sq.yds
	Area adopted on the basis of Remarks & Observations	Property documents only since site measurement couldn't be carried out 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.	
ii.	Built-up unit Covered Area (As per IS 3861-1966)		
	Area as per documents NA	Area as per site survey/ Old valuation G.F =41 sq.mtr./441.31 sq.ft. F.F= 41 sq.mtr./ 441.31 sq.ft. S.F= 41 sq.mtr./ 441.31 sq.ft. Total= 123 sq.mtr./ 1323.93 sq.ft.	Area considered for Valuation G.F =41 sq.mtr./441.31 sq.ft. F.F= 41 sq.mtr./ 441.31 sq.ft. S.F= 41 sq.mtr./ 441.31 sq.ft. Total= 123 sq.mtr./ 1323.93 sq.ft.
	Area adopted on the basis of Remarks & Observations	Area as per the copy of old Valuation report only Area measurements considered in the Valuation Report pertaining to Built-Up Unit is adopted from relevant documents produced. 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	Built-up unit value (sold-purchased as a separate dwelling unit)	Residential Land & Building 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 Residential	Highest & Best Use 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.	

VALUATION ASSESSMENT

MR. SHIV KUMAR ARORA & MR. KRISHNA GOPAL ARORA

		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
		Rectangle	Small	Not Applicable	Normal frontage
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-C City	Ordinary	None	G+2
		Semi Urban	Within urban developing zone	Average location within locality	
				None	
		Property Facing	South-East Facing		
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	No			
ix.	Property overall usability Factor	Good			
x.	Comment on Property Saleability Outlook	Good			
xi.	Comment on Demand & Supply in the Market	Average			
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will 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 Dehradun 2020-21</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 Relacement 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>			

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.

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.

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.

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

		<p>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.</p> <p>Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Difference between Cost, Price & Value: Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning, premise and also having different definitions in 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.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>The Value is defined as the present worth of future rights in the property/ asset and 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.</p> <p>Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>																		
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)	<table> <tr> <td>1.</td><td>Name:</td><td>Mr. Nijamuddin.</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-9219741670</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>60 sq.yds.</td></tr> <tr> <td></td><td>Location:</td><td>Nan para House</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Rs.16,00,000/-.</td></tr> </table>	1.	Name:	Mr. Nijamuddin.		Contact No.:	+91-9219741670		Nature of reference:	Property Consultant		Size of the Property:	60 sq.yds.		Location:	Nan para House		Rates/ Price informed:	Rs.16,00,000/-.
1.	Name:	Mr. Nijamuddin.																		
	Contact No.:	+91-9219741670																		
	Nature of reference:	Property Consultant																		
	Size of the Property:	60 sq.yds.																		
	Location:	Nan para House																		
	Rates/ Price informed:	Rs.16,00,000/-.																		

		Any other details/ Discussion held:	As per our discussion held with the above-mentioned property dealers, we came to know that demand of the property in this locality will depend upon the size, location of the Property. The market rates for the Land in this locality is ranging in between Rs.25,000/- per sq.yds to Rs. 28,000/- per sq.yds.
	2.	Name:	Sai properties
		Contact No.:	+91-9897042642
		Nature of reference:	Property Consultant
		Size of the Property:	100 sq.yds.
		Location:	Landour
		Rates/ Price informed:	Rs.26,000/- per sq.ft.to Rs. 32,000/- per sq.ft.
		Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer, we came to know that the rates in the concerned area are around Rs.26,000/- per sq.yds.to Rs. 32,000/- per sq.yds. depending on the distance of property from main road.
	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	As per the discussion with the above-mentioned property dealers we came to know that the rates of Residential Property are prevailing between Rs25,000/- per sqyds. to Rs. 30,000/- per sq.yds. depending on the size, location and distance from main Road. So we have considered 26,000/- per sq.yds. as the market rate for subject property.	

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)
		41 sq.mtr/49.03 sq.yds	Rs.7,500/- per sq.mtr.	Rs.7,500/- per sq.mtr.
	Total Land Value (a)	41 sq.mtr X Rs.7,500/- per sq.mtr		
		Rs.3,07,500/-		
	ii.	Built-up Dwelling Unit Value	Built-Up unit value	
Structure Type			Construction category	Age Factor
RCC framed pillar, beam, column structure on RCC slab			Class C construction (Simple/ Average)	Construction older than 15 years and above
Rate range			Rate adopted	Covered Area
0.366 x Rs. 15,000/- per sq.mtr			Rs.5,490/- per sq.mtr	Total= 123 sq.mtr./ 1323.93 sq.ft.
Total Built-up Dwelling Unit Value (b)		Rs.5,490/- per sq.mtr X 123 sq.mtr.		
		Rs.6,75,270/-		

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iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)		Rs.9,82,770/-	
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)
		41 sq.mtr/49.03 sq.yds	25,000/-to 28,000/-per sq.yds	Rs. 26,000/- Per sq.yds
ii.	Total Land Value (a)		Rs.26,000/- X 49.03 sq.yds. Rs.12,74,780/-	
iii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Structure Condition
		RCC framed pillar, beam, column structure on RCC slab	Class C construction (Simple/ Average)	Ordinary
		Age Factor		Covered Area
		Construction older than 15 years and above		Total= 123 sq.mtr./ 1323.93 sq.ft.
		Rate range		Rate adopted
	Rs.500/- per sq.ft to Rs.800/- per sq.ft.(on covered area)		Rs.600/- per sq.ft.	
	Total Construction Depreciated Replacement Value Value (b)	Rs.600/- per sq.ft. X 1323.93 sq.ft. Rs.7,94,358/-		
iv.	Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost)		NA	
v.	Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		NA	
vi.	Add extra for services(e) (water, electricity, sewerage, main gate, boundary, lift, etc.)		NA	
vii.	TOTAL VALUE: (a+b+c+d+e)		Rs.20,69,138/-	
viii.	Additional Premium if any		NA	
	Details/ Justification		NA	
ix.	Deductions charged if any		NA	
	Details/ Justification		NA	
x.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE*: (vi+vii+viii)		Rs.20,69,138/-	
xi.	ROUND OFF		Rs.20,69,000/-	
xii.	IN WORDS		Rupees Twenty Lakhs Sixty Nine Thousand Only	
xiii.	EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)		Rs.17,59,000/-	
xiv.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)		Rs.15,52,000 /-	
xv.	VALUE FOR THE INSURANCE PURPOSE		NIL	
xvi.	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		
xvii.	Concluding comments & Disclosures if any			

1. The identification of the property has been done on the basis of neighborhood resident information only since the subject property don't have any plot nos. or signage board. Therefore, the bank is advised to do the identification of property independently.
2. The civil structures of the subject property is older more than 100 years as confirmed by the owner representative over call. Therefore, the bank is advice to take structure stability certificate from the competent authority. However, the subject property is timely maintained by the owner, therefore, the Valuation of the subject structure has been done considering its utility only as observed from outside.
3. The Valuation of the property has been done on the basis of as-is-where-is basis as directed by the owner over call and confirmed by the local resident for which photographs as is annexed.
4. Presently the property market is not under a free-market condition due to Covid Pandemic disruption. Currently, as per the micro & 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.
5. 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 relied upon in good faith and we have assumed that it is true and correct.
6. 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.
7. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
8. 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: 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, It is mortgaged with 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. |

- 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.
- 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 28 July 2021 by name AE Deepak Joshi since no one was available at the site.
- 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, Main Branch, Dehradun**

12. Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2 nd floor, Sector- 2, 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	--
	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	02
14. Total Number of Pages in the Report with Enclosures	28		
15. Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi		
	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.

GENERAL DETAILS

1.	Report prepared for	Bank		
2.	Name & Address of the Organization	Bank of Baroda, Main Branch, Dehradun		
3.	Name of Borrower	Mr. Shiv Kumar Arora & Mr. Krishna Gopal Arora		
4.	Credit Analyst	Mr. Dinesh singh Pal (☎-8477009448) (Mussoo@bankofbaroda.com)		
5.	Type of Loan	Cash Credit Limit		
6.	Report Format	V-L1 (Basic) Version: 8.0_2019		
7.	Date of Valuation	3 August 2021		
8.	Date of Survey	28 July 2021		
9.	Type of the Property	Independent Residential Plotted House		
10.	Type of Survey	Only photographs taken (No sample measurement verification),		
11.	Type of Valuation	Residential Land & Building value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mr. No one was available(☎-NIL)
14.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
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. depts. 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 Total 05 documents requested. Property Title document Change of Land Use Approved Map Last paid Electricity Bill Last paid Municipal Tax Receipt	Documents Provided Total 02 documents provided. Sale Deed Old Valuation Report None None None	Documents Reference No. 02 Dated: 30/07/1997 Dated: 25/06/2018 --- --- ---
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 deed <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 III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.xxx		

VALUATION ASSESSMENT

MR. SHIV KUMAR ARORA & MR. KRISHNA GOPAL ARORA

- | | | |
|--|--|---|
| | | <ul style="list-style-type: none">IV. Google Map – Page No. 15V. Photographs – Page No. 16, 17VI. Copy of Circle Rate – Page No. 18VII. Survey Summary Sheet – Pages 02VIII. Valuer's Remark - Page No. 19,20IX. Copy of relevant papers from the property documents referred in the Valuation – Pages 2 |
|--|--|---|

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

(No reference to the subject property on Public Domain)

ENCLOSURE: IV – GOOGLE MAP LOCATION





ENCLOSURE: VI – COPY OF CIRCLE RATE

नगरपालिका क्षेत्र मंसूरी										
क्रमांक	प्रमुख मार्ग / मोहल्लो / राजस्व प्रान्ती को क्षेत्र	प्रमुख मार्ग / मोहल्लो / राजस्व प्रान्ती का नाम	अवधि भूमि / सम्पत्ति की साधारण दर कम्पे प्रति वर्गमीटर		बहुमजलीय आवासीय भवन में स्थित आवासीय प्लॉट (गुजर एरिया दर २० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (गुजर एरिया दर २० प्रति वर्ग मीटर)		व्यवसायिक/कर्मचारी	वाणिज्यिक निर्माण की दर (२० प्रति वर्गमीटर)	टीकपोस
			० से ५० मीटर तक	५० मीटर से अधिक से ३५० मीटर तक		दुकान / रेस्तराँ / कार्यालय	वाणिज्यिक प्रतिष्ठान			
1	2	3	4	5	6	7	8	9	10	11

12										
13										
1	अवधि भूमि / सम्पत्ति की साधारण दर कम्पे प्रति वर्गमीटर	7500	6500	24500	60000	54000	15000	12000		
2	बहुमजलीय आवासीय भवन में स्थित आवासीय प्लॉट (गुजर एरिया दर २० प्रति वर्ग मीटर)	7500	6500	24500	60000	54000	15000	12000		
3	वाणिज्यिक भवन की दर (गुजर एरिया दर २० प्रति वर्ग मीटर)	7500	6500	24500	60000	54000	15000	12000		
4	व्यवसायिक/कर्मचारी	7500	6500	24500	60000	54000	15000	12000		
5	वाणिज्यिक निर्माण की दर (२० प्रति वर्गमीटर)	7500	6500	24500	60000	54000	15000	12000		
6	टीकपोस	7500	6500	24500	60000	54000	15000	12000		
7	अवधि भूमि / सम्पत्ति की साधारण दर कम्पे प्रति वर्गमीटर	12500	10500	29500	65000	58500	15000	12000		
8	बहुमजलीय आवासीय भवन में स्थित आवासीय प्लॉट (गुजर एरिया दर २० प्रति वर्ग मीटर)	12500	10500	29500	65000	58500	15000	12000		
9	वाणिज्यिक भवन की दर (गुजर एरिया दर २० प्रति वर्ग मीटर)	12500	10500	29500	65000	58500	15000	12000		
10	व्यवसायिक/कर्मचारी	12500	10500	29500	65000	58500	15000	12000		
11	वाणिज्यिक निर्माण की दर (२० प्रति वर्गमीटर)	12500	10500	29500	65000	58500	15000	12000		
12	टीकपोस	12500	10500	29500	65000	58500	15000	12000		

(वीर सिंह बुधियाल)
आर एन डिपार्टमेंट (प्लान एंड राजस्व)
देहरादून

क्षरण सारणी

किमी में दूरी मिमी	क्षरण का दृश्य	किमी में दूरी मिमी	क्षरण का दृश्य	किमी में दूरी मिमी	क्षरण का दृश्य	किमी में दूरी मिमी	क्षरण का दृश्य	किमी में दूरी मिमी	क्षरण का दृश्य
1 Yrs	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.515	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.412
9	0.913	29	0.747	49	0.611	69	0.499	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.880	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.868	34	0.710	54	0.581	74	0.475	94	0.388
15	0.860	35	0.703	55	0.575	75	0.470	95	0.384
16	0.851	36	0.696	56	0.569	76	0.465	96	0.381
17	0.842	37	0.689	57	0.563	77	0.461	97	0.377
18	0.834	38	0.682	58	0.558	78	0.456	98	0.373
19	0.826	39	0.675	59	0.552	79	0.452	99	0.369
20	0.817	40	0.668	60	0.547	80	0.447	100	0.366

(वीर सिंह बुधियाल)
आर एन डिपार्टमेंट (प्लान एंड राजस्व)
देहरादून

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 <u>to provide only the general basic idea of the value of the 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 as free market transaction.
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.



SALE DEED

MAA 165569

THIS INDENTURE OF SALE is made this 30th day of July, 1997., BETWEEN, Shri TENZING BHOTIA, son of Shri Chander Singh, lama, resident of Nan Fara Out-House Estate, situated at Laadour, Mussoorie, hereinafter called the 'SELLER' of the one part.,

A N D

1. Shri SHIV KUMAR ARORA, 2. Shri Krishan Gopal Arora, both sons of Shri Dharam Pal Arora, residents of Kailash Studio Lodge, opposite Picture Palace, Kulri, Mussoorie, BOTH JOINTLY hereinafter called the 'PURCHASER' of the other part.,
(Both the terms 'SELLER' and 'PURCHASER' shall deem to include their respective legal heirs, legal representatives, executors, administrators and assigns etc, unless repugnant to the context.)

WHEREAS by virtue of SALE DEED dt. 30.7.1980, duly executed by Smt. Sarla Devi wife of Shri Parmatma Charan Mastogi, in favour of Shri Prem Singh Bhotia son of Shri Chander Singh LAMA, Shri Prem Singh Bhotia, became the absolute owner of single storied CUT HOUSE ESTATE, comprising 4 rooms, having a covered area

continued on page 2

Signature



page 2

00AA 165568

more or less 75.53 Sq.Mts, situated in Nan Iara Estate, also known as Sebastopole Estate, situated in Lachour, Mussoorie. The aforesaid deed was duly registered in the office of Joint Sub-Registrar, Mussoorie, on 31.7.1960, entered in Book No.1, Volume No.90 on pages 218 to 230.

WHEREAS IN FACT Shri Chander Singh Lama had purchased the said Out Houses Estate, benami in favour of his son Shri Prem Singh Bhotia. And in family settlement regarding the above mentioned BENAMI transaction, it was amicably decided that Shri Prem Singh Bhotia out of four OUT HOUSES comprising 75.53 Sq.Mts covered area, will release TWO OUT HOUSES comprising 41.00 Sq.Mts in favour of his younger brother Shri TENJING BHOTIA, by way of GIFT DEED.

AND WHEREAS by virtue of GIFT DEED dt. 21st July 1992, executed by the aforesaid Shri Prem Singh Bhotia, in favour of his younger brother, Shri Tenjing Bhotia, 'Sallan' is in possession as absolute owner of immovable property comprising TWO OUT HOUSES, having a covered area 41.00 Sq.Mts, forming a part of OUT HOUSES.
continue on page 3

तेजिन्ग भोटिया

any defect in title to the said OUT HOUSES or any part thereof, of any kind whatsoever.

THAT the Seller has withdrawn his possession over the property hereby sold in favour of the purchasers, who has been placed in possession of the said portion of the property known as OUT HOUSES ESTATE, situated in Laddour, Mussoorie, for clarity fully described in the SCHEDULE of the property appearing hereunder:-

ALL that pucca built double storied OUT HOUSE having a covered area 41.00 Sq.Mts, built ~~1080~~ ¹⁹⁹³ years old, two out-houses, comprising two rooms in Ground Floor, one room & ^{F/F} feet by 9 feet, constructed in year 1993. Building is far away from Laddour Bazar, is situated in old area of Laddour. there is no parking place, it has access through 6 feet wide passage. Building is ordinary built of bricks, lime and bajri.

SCHEDULE of the property sold:- Butted and bounded as under:-

On North : by property of St. Emiliacs Church.

On East : Open land of Nan lara house & pathway.

On South : Common passage.

On WEST : Portion of OUT HOUSE with Prem Singh Bhoir.

Fully described in the Site Plan Annexed to this deed.

continued on page 6

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