

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

FILE NO.: VIS(2021-22)-PL287-260-325

DATED:10/08/2021

VALUATION ASSESSMENT

OF

INDEPENDENT HOUSE

SITUATED AT

PROPERTY BEARING MUNICIPAL NO. 547, SITUATED AT BANKHANDI
GRAM, RISHIKESH, DISTT. – DEHRADUN, UTTARAKHAND

OWNER/S

MR. PANKAJ GUPTA S/O MR. JITENDRA KUMAR GUPTA

A/C: M/S. AR ENTERPRISES

REPORT PREPARED FOR

STATE BANK OF INDIA, RACC BRANCH, RAILWAY ROAD, RISHIKESH

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineer (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, RACC Branch, Railway Road, Rishikesh
Name of Customer (s)/ Borrower Unit	M/s. AR Enterprises

I. GENERAL	
1.	Purpose for which the valuation is made
2.	For Periodic Re-valuation of the mortgaged property
a)	Date of inspection
b)	Date on which the valuation is made
3.	List of documents produced for perusal
	Documents Requested
	Documents Provided
	Documents Reference No.
	Total 04 documents requested.
	Total 02 documents provided.
	02
	Property Title document
	Copy of TIR
	Dated: 20-06-2014
	Copy of TIR
	Approved Map
	Dated: 30-03-2015
	None

	Allotment Papers
	None

	Approved Map
	None

4.	Name of the owner/s
	Mr. Pankaj Gupta S/o Mr. Jitendra Kumar Gupta
	Address and Phone no. of the owner/s
	Property Bearing Municipal No. 547, Situated at Bankhandi Gram, Rishikesh, Distt.-Dehradun Uttarakhand
5.	Brief description of the property
	This valuation report is prepared for the Residential Land & Building situated at the aforesaid address having total land area of 549.96 sq.mtr./ 657.69 sq.yds as per copy of TIR provided.
	As per the copy of approved map the total plot area of the subject property is 538.80 sq.mtr. and the Net plot area is 496.9 sq.mtr/ 594.24 sq.yds after the deduction of road widening area of 41.89 sq.mtr. and same is considered for valuation purpose.
	As observed during site survey the subject property comprised of one new B+G+3 storey RCC building, one old G+2 storey RCC building & an old ground storey shed structure.
	As per the approved map both the old G+2 storey RCC

building and old shed structure needs to be demolished and we have not considered the covered area of old RCC & Shed area for structural valuation purpose.

The new RCC building comprised of B+G+3 floors building with Paint Shop at the ground floor whereas the above floors are under construction for now. The third floor of the subject property is not approved in the Map provided and therefore not included in the covered area valuation.

The covered area for the Subject property is 503.05 sq.mtr/ 5414.78 sq.ft. The covered area consideration are as per the Approved Map Provided.

CIVIL/STRUCTURES VALUATION				
S.No.	Block Name	Total Slabs/ Floors	Area (in sq. mtr.)	Area (sq. fts.)
BUILDINGS				
1	New Building	Basement	116.67 0	1255.8 2
2	New Building	Ground floor	138.20 0	1487.5 7
3	New Building	First Floor	124.09 0	1335.6 9
4	New Building	Second Floor	124.09 0	1335.6 9
		Total	503.05	5414.8

The location of the subject property is in Residential cum Commercial area. The subject property can be clearly approached by Heeralal Road which is about 40 ft wide.

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

6. Location of property

a) Plot No. / Survey No.

b) Door No.

c) T. S. No. / Village

Property Bearing Municipal No. 547, Situated at Bankhandi Gram, Rishikesh, Distt.-Dehradun Uttarakhand

Municipal No. 547

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Bankhandi Gram



	d)	Ward / Taluka	--
	e)	Mandal / District	Dehradun
	f)	Date of issue and validity of layout of approved map / plan	30-03-2015
	g)	Approved map / plan issuing authority	HRDA
	h)	Whether genuineness or authenticity of approved map / plan is verified	Genuineness of the approved map is not authenticated by us. But the document provided have a stamp from the concerned authority over it.
	i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No
7.		Postal address of the property	Property Bearing Municipal No. 547, Situated at Bankhandi Gram, Rishikesh, Distt-Dehradun Uttarakhand
8.	a)	City / Town	Rishikesh
	b)	Residential Area	Yes, mixed used area
	c)	Industrial Area	No
	d)	Commercial Area	No
9.		Classification of the area	
	a)	High / Middle / Poor	Middle
	b)	Urban / Semi Urban / Rural	Semi Urban
10.		Coming under Corporation limit/ Village Panchayat / Municipality	Nagar Nigam
11.		Whether covered under any state/ Central govt. Enactments (E.G. Urban And Ceiling Act) Or Notified under Agency area/Scheduled area/ Cantonment Area	Not applicable
12.		In case it is an agricultural land, any conversion to house site plots is contemplated	Not applicable
13.		Boundaries of the property	
		Are Boundaries matched	Yes from the available documents
		Directions	As per TIR
		North	Property Mr. Balbir Singh
		South	Road (Purana Chuna Bhatta)
		East	Heeralal Marg
		West	Property of Mr. Hukam Chand and Satish Kumar
			Actual found at Site
			Property Mr. Balbir Singh
			Chunna Bhatta Road
			Heeralal Marg
			House of Mr. Hukum Singh
14.1		Dimensions of the site	A
			As per the Deed
		North	80 ft.
		South	80 ft.
		East	74 ft.
		West	74 ft.
			B
			Actuals

14.2		Latitude, Longitude & Co-ordinates of Commercial Property	30°06'12.5"N 78°17'24.6"E

15.	Extent of the site	Total Plot Area = 549.96 sq.mtr./ 657.69 sq.yds Net Plot Area = 496.9 sq.mtr/ 594.24 sq.yds.
16.	Extent of the site considered for valuation	496.9 sq.mtr/ 594.24 sq.yds
17.	Whether occupied by the owner/tenant?	Owner
	If occupied by tenant, since how long?	Not Applicable
	Rent received per month.	Not applicable

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



PART A

VALUATION OF LAND

1.	Size of Plot	Total Plot Area- 549.96 sq.mtr./ 657.69 sq.yds Net Plot Area = 496.9 sq.mtr/ 594.24 sq.yds.
	North & South	NA
	East & West	NA
2.	Total extent of the plot	Net Plot Area = 496.9 sq.mtr/ 594.24 sq.yds.
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	Not applicable
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p>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)</p> <p>1. Name: Gupta Property (Property Consultant) Contact No.: +91-9837091523 Size of the Property: Approx. 500 sq. yds. Rates/ Price informed: Rs.38,000/- to Rs.43,000/- per sq.yds. Comment: As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.38,000/- to Rs.43,000/- per sq.yds.</p> <p>2. Name: Virbhadra Properties (Property Consultant) Contact No.: +91-9897010907 Size of the Property: Approx. 500 sq. yds Rates/ Price informed: Rs.40,000/- to Rs.45,000/- per sq.yds. Comment: As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.40,000/- Rs.45,000/- per sq.yds. the rates depend on the Locality and the approach road width.</p> <p>Observations:-</p> <ol style="list-style-type: none"> 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. The prevailing land rate for Medium sized plot located within the subject Locality is between Rs.38,000/- to Rs.43,000/- per sq.yds. The subject locality is in a Developing Residential cum Commercial area where there is a good demand of such type of property.

		<p>4. The rates on Heeralal Road increases as we move toward Ambedkar Chowk.</p> <p>As the subject property is a residential plotted House of size of 496.9 sq.mtr/ 594.24 sq.yds abutted by 40 ft road called Heeralal Marg comprising a Paint Shop at the Ground floor. Therefore considering all the above factors in mind we have Considered land rate of Rs.40,000/- per sq.yds. which seems reasonable in our opinion.</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>Guideline value: Land: 496.9 sq.mtr X Rs.17,000/- per sq.mtr Total= Rs.84,47,300/-</p>
5.	Assessed / adopted rate of valuation	Rs.40,000/- per sq.yds.
6.	Estimated value of land(A)	<p>Market Value: Land: 594.24 sq.yds X Rs.40,000/- per sq.yds = Rs.2,37,69,600/-</p>



PART B

VALUATION OF BUILDING

1.	Technical details of the building	Regular masonry construction using standard quality material.
a)	Type of Building (Residential / Commercial/ Industrial)	Residential cum commercial
b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC framed column beam structure with RCC Slab
c)	Year of construction	Under Construction
d)	Number of floors and height of each floor including basement, if any	10 ft. each
2.	e) Plinth area floor-wise	Refer Sheet Attached
f)	Condition of the building	Average
i.	Interior Finishing	Under finishing
ii.	Exterior Finishing	Under finishing
3.	Status of Building Plans/ Maps	Sanctioned by competent authority
g)	Date of issue and validity of layout of approved map / plan	30-03-2015
h)	Is Building as per approved Map	Under construction
i)	Whether genuineness or authenticity of approved map / plan is verified	Genuineness of the approved map is not authenticated by us. But the document provided have a stamp from the concerned authority over it.
j)	Any other comments by our empaneled valuers on authentic of approved plan	As per the approved map both the old G+2 storey RCC building and old shed structure needs to be demolished and we have not considered the covered area of old RCC & Shed area for structural valuation purpose.
k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	The third floor in the new building constructed is not approved in the Map
3	a) Guideline Value	Cost of Construction: 503.05 sq.mtr X Rs.12,000/- per sq.mtr. = Rs.60,36,600/-
	b) Market Value of Structure	Cost of Construction: Refer Sheet Attached =Rs.50,52,434/-



CIVIL/STRUCTURES VALUATION										
S.No.	Block Name	Total Slabs/ Floors	Floor wise Height (ft.)	Year of construction	Type of construction (select from drop down)	Structure condition	Area (In sq. mtr.)	Area (sq. fts.)	Rate Adopted	Fair Market Value
BUILDINGS										
1	New Building	Basement	10 ft	Under Finishing	RCC column beams structure in cement, bricks, steel etc.	Under Finishing	116.670	1255.8	₹ 900.00	₹ 11,30,241.79
2	New Building	Ground floor	10 ft	New Construction	RCC column beams structure in cement, bricks, steel etc.	Good	198.200	1487.6	₹ 1,200.00	₹ 17,85,085.18
3	New Building	First Floor	10 ft	Under Finishing	RCC column beams structure in cement, bricks, steel etc.	Under Finishing	124.090	1335.7	₹ 800.00	₹ 10,68,553.88
4	New Building	Second Floor	10 ft	Under Finishing	RCC column beams structure in cement, bricks, steel etc.	Under Finishing	124.090	1335.7	₹ 800.00	₹ 10,68,553.88
Total										₹ 50,52,434.73

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

8.	DETAILS OF VALUATION		
S.No.	Description	Ground floor	Other floors
1.	Compound wall	No	NA
	Height	NA	NA
	Length	NA	NA
	Type of construction	NA	NA
2.	Electrical installation		
	Type of wiring	NA	NA
	Class of fittings (superior / ordinary / poor)	NA	NA
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
	Any other item	NA	NA
3.	Plumbing installation		

	a)	No. of water closets and their type	NA	NA
	b)	No. of wash basins	NA	NA
	c)	No. of urinals	NA	NA
	d)	No. of bath tubs	NA	NA
	e)	Water meter, taps, etc.	NA	NA
	f)	Any other fixtures	NA	NA
4.	g)			

PART C

EXTRA ITEMS

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

PART D

AMENITIES

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

PART E

MISCELLANEOUS

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



PART F

SERVICES

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	NA
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
6.	Lift	NA
	Total (F)	NA



PART G

CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.84,47,300/-	Rs.2,37,69,600/-
2.	Structure Construction Value (B) (B)	Rs.60,36,600/-	Rs. 50,52,434/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	---
7.	Total Add (A+B+C+D+E+F)	Rs.1,44,83,900/-	Rs.2,88,22,034/-
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	Total Indicative & Estimated Prospective Fair Market Value*	---	Rs.2,88,22,034/-
11.	Rounded Off	----	Rs.2,88,00,000/-
12.	Expected Realizable Value^ (@ ~15% less)	----	Rs.2,44,80,000/-
13.	Expected Forced Distress Sale Value*(@ ~25% less)	----	Rs.2,16,00,000/-
14.	Valuation of structure for Insurance purpose	NA	NA

(RUPEES TWO CRORES EIGHTY EIGHT LAKHS ONLY)

i.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
ii.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> The identification of the subject property is done with the help of owner's representative only and we have done the Valuation of the property shown to us at the site on as-is-where-is-basis. We have considered the Plot area and the Covered area as per the Approved Map Provided. As per the approved map both the old G+2 storey RCC building and old shed structure needs to be demolished and we have not considered the covered area of old RCC & Shed area for structural valuation purpose. The new RCC building comprised of B+G+3 floors building with Paint Shop at the ground floor whereas the above floors are under construction

		<p>for now. The third floor of the subject property is not approved in the Map provided and therefore not included in the covered area valuation.</p> <p>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 in good faith and we have assumed that it is true and correct.</p> <p>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.</p> <p>7. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>8. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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DECLARATION BY VALUER FIRM

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.2,88,00,000/- (Rupees Two Crores Eighty Eight Lakhs Only) . The Realizable value of the above property is Rs.2,44,80,000/- Rupees Two Crores Forty four Lakhs & Eighty Thousand Only) . The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>xxx</u> only) and the distress value Rs.2,16,00,000/- (Rupees Two Crore Sixteen Lakhs Only) .																													
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida																												
iii.	Enclosed Documents	<table><tr><th>S.No</th><th>Documents</th><th>No. of Pages</th></tr><tr><td>i.</td><td>General Details</td><td>02</td></tr><tr><td>ii.</td><td>Screenshot of the price trend references of the similar related properties available on public domain</td><td>01</td></tr><tr><td>iii.</td><td>Google Map</td><td>01</td></tr><tr><td>iv.</td><td>Photographs</td><td>04</td></tr><tr><td>v.</td><td>Copy of Circle Rate</td><td>01</td></tr><tr><td>vi.</td><td>Survey Summary Sheet</td><td>02</td></tr><tr><td>vii.</td><td>Valuer's Remark</td><td>02</td></tr><tr><td>viii.</td><td>Copy of relevant papers from the property documents referred in the Valuation</td><td>05</td></tr></table>	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	01	iii.	Google Map	01	iv.	Photographs	04	v.	Copy of Circle Rate	01	vi.	Survey Summary Sheet	02	vii.	Valuer's Remark	02	viii.	Copy of relevant papers from the property documents referred in the Valuation	05	
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vii.	Valuer's Remark	02																												
viii.	Copy of relevant papers from the property documents referred in the Valuation	05																												
iv.	Total Number of Pages in the Report with Enclosures	27																												
v.	Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi																												
		PREPARED BY: Er. Abhishek Sharma																												
		REVIEWED BY: HOD Valuations																												



DECLARATION BY BANK

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



ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: None
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, already mortgaged
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"> 1. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end. 2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report. 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

R.K ASSOCIATES IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.



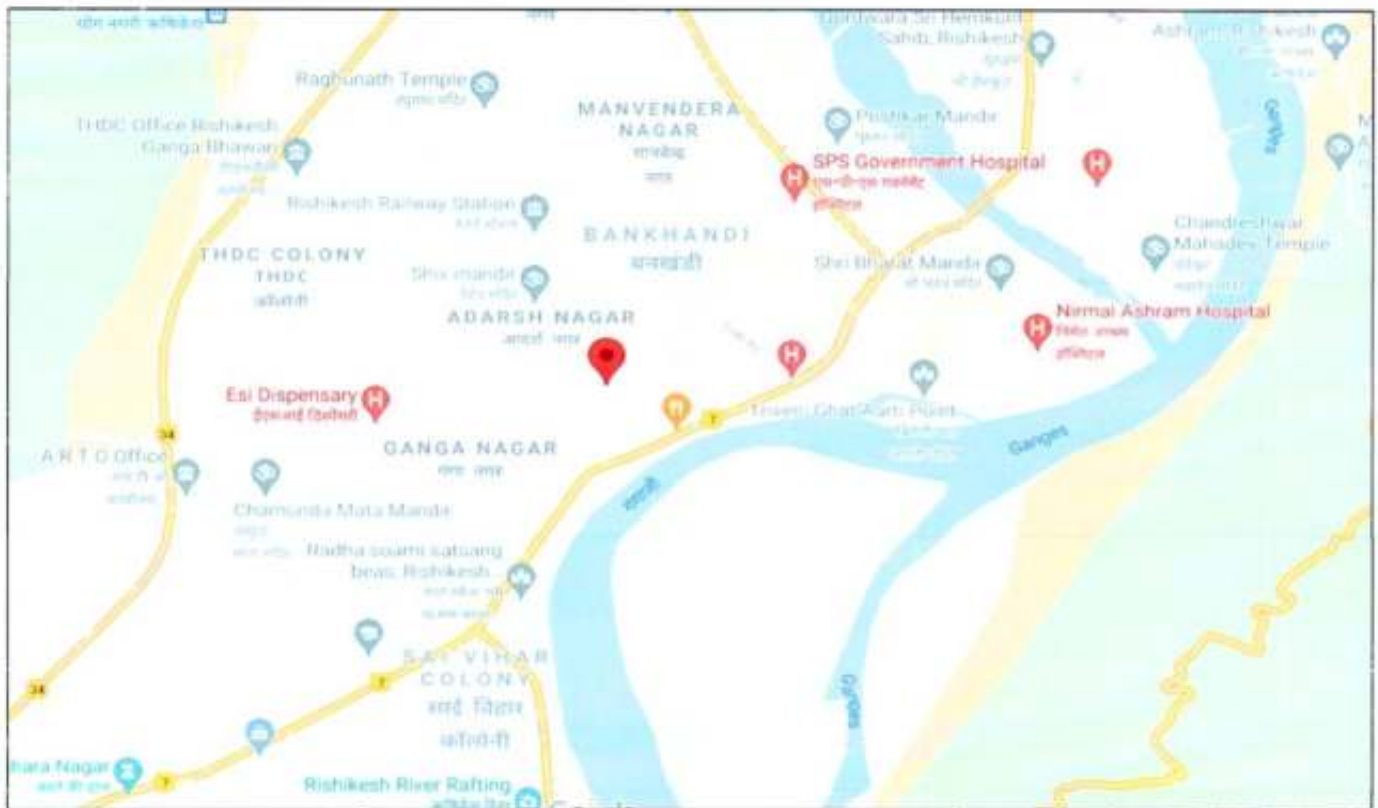
**ENCLOSURE: II- REFERENCES ON PRICE TREND OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

(Specific price trend references for the subject locality not available on public domain)



[A large, faint, diagonal line is drawn across the page, likely indicating that the content has been redacted or is a placeholder.]

ENCLOSURE: III – GOOGLE MAP LOCATION



ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY









ENCLOSURE: V- COPY OF CIRCLE RATE

नगरीय क्षेत्र, निबन्धन उप-जिला ऋषिकेश (प्रमुख मार्गों से 350 मीटर की दूरी तक के क्षेत्रों को छोड़कर)										
क्र. सं.	प्रमुख मार्ग / मोहल्ले / राजस्व घाटों की संख्या	प्रमुख मार्ग / मोहल्ले / राजस्व घाटों का नाम	क्षेत्रीय दर (प्रति एकड़ पर लागू कराई गई)	अक्षेत्रीय भूमि/सम्पत्ति की सामान्य दर प्रति वर्ग मीटर	बहुमंजरीय अक्षेत्रीय भवन में स्थित आवासीय प्लॉट की सामान्य दर (सुपुर्च एरिया पर लागू की गई दर प्रति वर्ग मीटर)	वाणिज्यिक भवन की सामान्य दर (सुपुर्च एरिया पर लागू की गई दर प्रति वर्ग मीटर)	दुकान/पैरटो रेंट / कार्यालय	अन्य वाणिज्यिक इलाका	मैर वाणिज्यिक निर्माण दर (लाघवी प्रति वर्ग मीटर)	टोनल
1	2	3	4	5	6	7	8	9	10	11
1	A	1	201 बीडा	110	17000	33000				
		4	मुन्हास नगर मार्ग	-	17000	33000	73000	69350	12000	10000
		5	चन्देश्वर मार्ग	-	17000	33000	73000	69350	12000	10000
		6	रेलवे रोड	-	17000	33000	73000	69350	12000	10000
		7	शीशमझाडी	-	17000	33000	73000	69350	12000	10000
		8	पंचायती गौशाला मार्ग	-	17000	33000	73000	69350	12000	10000
		9	गंगा नगर	-	17000	33000	73000	69350	12000	10000
		10	गंगा विहार	-	17000	33000	73000	69350	12000	10000
		11	शान्ति नगर	-	17000	33000	73000	69350	12000	10000
		12	बनरखण्डी/सुभाष नगर	-	17000	33000	73000	69350	12000	10000
		13	समेश्वर नगर	-	17000	33000	73000	69350	12000	10000
		14	आदर्श नगर	-	17000	33000	73000	69350	12000	10000
		15	हीरा लाल मार्ग	-	17000	33000	73000	69350	12000	10000
		16	सदानन्द मार्ग	-	17000	33000	73000	69350	12000	10000
		17	वेदपाठी मार्ग	-	17000	33000	73000	69350	12000	10000
		18	मालवीय मार्ग	-	17000	33000	73000	69350	12000	10000
		19	मनीराम मार्ग	-	17000	33000	73000	69350	12000	10000
		20	अजयपुर मार्ग	-	17000	33000	73000	69350	12000	10000
		21	अद्वैतानन्द मार्ग	-	17000	33000	73000	69350	12000	10000
		22	मानदेन्द नगर	-	17000	33000	73000	69350	12000	10000
		23	सुभाष चौक	-	17000	33000	73000	69350	12000	10000
		24	मुखर्जी मार्ग	-	17000	33000	73000	69350	12000	10000
		25	विलक मार्ग	-	17000	33000	73000	69350	12000	10000
		26	मेन बाजार	-	17000	33000	73000	69350	12000	10000
		27	लाजपत राय मार्ग	-	17000	33000	73000	69350	12000	10000
		28	गोविन्द नगर	-	17000	33000	73000	69350	12000	10000

8

(बी. वि. सुंदरान)
अवर डिप्टी कमिश्नरी (टीकन एवं राजस्व)
देहरादून



ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- a I am a citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 10/8/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 3/8/2021 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards"



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

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

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	This valuation report is prepared for the Residential cum commercial Land & Building situated at aforesaid address having a total land area measuring 549.96 sq.mtr./ (657.69sq. yds), the net plot area excluding road widening is 496.9 sq.mtr./ 594.24 sq.yds. The Covered area for the property is 503.05 sq.mtr / 5414.78 sq.ft.								
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.								
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Engineering Analyst: Er. Abhishek Sharma Valuer/ Reviewer: HOD Valuation								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table><tr><td>Date of Appointment:</td><td>3/8/2021</td></tr><tr><td>Date of Survey:</td><td>3/8/2021</td></tr><tr><td>Valuation Date:</td><td>10/8/2021</td></tr><tr><td>Date of Report:</td><td>10/8/2021</td></tr></table>	Date of Appointment:	3/8/2021	Date of Survey:	3/8/2021	Valuation Date:	10/8/2021	Date of Report:	10/8/2021
Date of Appointment:	3/8/2021									
Date of Survey:	3/8/2021									
Valuation Date:	10/8/2021									
Date of Report:	10/8/2021									
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Mr. Deepak Joshi bearing knowledge of that area on 3/8/2021. Property was shown and identified by owner's Mr. Pankaj Gupta (☎-9897696365)								
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	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'								
9.	Restrictions on use of the report, if	Value varies with the Purpose/ Date/Market & Asset								

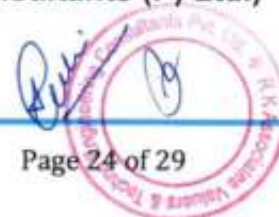
	any	<p>Condition& Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-8 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please see attached Annexure.

Date: 10/8/2021

Place: Noida

Signature

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



ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

Signature of the Valuer: _____

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

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

Date: 10/8/2021

Place: Noida



ENCLOSURE: VI – VALUER'S REMARKS

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <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 <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.

