

REPORT FORMAT: V-L3 (Medium) | Version: 6.1_2018

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Dated:09.01.2019

VALUATION REPORT

OF

INDUSTRIAL LAND & BUILDING

 **SITUATED AT**
KHASRA NO.598,599,601,602/1, MAUZA BALAWALA, PARGANA PARWADOON,
DISTRICT DEHRADUN

OWNER/S

MR. SUDHIR KUMAR & MR. PRADEEP KUMAR

A/C: M/S.WINDLASS ENGINEERS & SERVICES PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, DEHRADUN

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

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

PART A

SUMMARY OF THE VALUATION REPORT


S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	SBI, SME Branch, Dehradun		
c.	Name of Borrower	M/s. Windlass Engineers & Services Pvt. Ltd..		
d.	Name of Property Owner	Mr. Sudhir Kumar & Mr. Pradeep Kumar		
e.	Address & Phone Number of the owner	Not Known		
f.	Type of the Property	Industrial Land & Building		
g.	Type of Loan	Business Loan		
h.	Type of Valuation	Industrial Land & Building value		
i.	Report Type	Plain Asset Valuation		
j.	Date of Inspection of the Property	8 January 2019		
k.	Date of Valuation Report	9 January 2019		
l.	Surveyed in presence of	Owner's representative	Mr. J.K Chadha	☎ - 9997191876
m.	Purpose of the Valuation	Periodic Re-valuation of the mortgaged asset		
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 03 documents requested.	Total 01 documents provided.	-----
		Property Title document	Copy of TIR-4 nos.	---

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		Approved Map	None	----
		Copy of TIR	None	-----
		None	None	-----
		None	None	-----
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's Representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	----

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.	
	<p><u>Snapshot of the Asset/ Property Under Valuation</u></p> <p>This valuation report is prepared for the Industrial Land & Building property located at aforesaid address having a total land area. 5.46 acres/26426.40 sq. yds. There are total 4 khasras comprising of 1.88 acres (Khasra no. 602/1), 1.44 acres (khasra no. 598), 0.99 acres (Khasra no. 599), 1.16 acres (Khasra no. 601) total- 5.46 acres/26426.40 sq. yds .</p>

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The property ownership detail and land area has been taken on the basis of copy of TIR provided by the bank. However, the covered area has been taken on the basis of measurement during site survey.

This is a free hold property being used by the company M/s. Windlass Engineers and Service Limited. for industrial purpose.

This industrial property is comprised of Ground Floor construction only. The buildings, though constructed in the year 1990, are recently renovated. The property is situated on Nakronda Road which is 1 km from main Haridwar road.

3. VALUATION SUMMARY

a.	Total Govt. Guideline Value	Rs.33,70,71,100/-
b.	Total Prospective Fair Market Value	Rs. 46,57,00,000/-
c.	Total Expected Realizable/ Fetch Value	Rs. 39,58,45,000/-
d.	Total Expected Distress/ Forced Sale Value	Rs. 34,92,75,000/-
e.	Valuation for the purpose of Insurance	Rs. 12,00,00,000/-

4. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.21
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.7
f.	Enclosure 3	Google Map – Page No. 23
g.	Enclosure 4	Photographs – Pages4
h.	Enclosure 5	Copy of Circle Rate – Pages1
i.	Enclosure 6	Survey Summary Sheet – Pages 02
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 2

PART B

SBIFORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch	SBI, SME Branch, Dehradun
Name of Customer (s)/ Borrower Unit	M/s. Windlass Engineers & Services Pvt. Ltd..

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	Mr. Sudhir Kumar & Mr. Pradeep Kumar
	Address & Phone Number of the Owner	---
b.	Purpose of the Valuation	Periodic Re-valuation of mortgaged asset
c.	Date of Inspection of the Property	8 January 2019
d.	Date of Valuation Report	9 January 2019
e.	Name of the Developer of the Property	--
	Type of Developer	Property built by owner's themselves

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Near Sainik Colony.	
ii.	Postal Address of the Property	Khasra nos. 598,599,601,602/1, Mauza Balawala, Pargana Parwadoon, District Dehradun	
iii.	Area of the Plot/ Land	5.46 acres/26426.40 sq. yrds.	
		Also please refer to Part-B Area description of the property.All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.	
iv.	Type of Land	Solid/ On Road Level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL:30°15'09.8"N 78°06'19.6"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Haridwar Road	60ft.
	2. Front Road Name & width	Narkunda Road	20 ft.
	3. Type of Approach Road	Bituminous Road	
	4. Distance from the Main Road	Around 1 Km away from main road	
viii.	Description of adjoining property	Other Industrial Units	
ix.	Plot No./ Survey No.	Khasra no. 598,599,601,602/1	
x.	Block/ Village	-----	Balawala
xi.	Sub registrar	Dehradun	
xii.	District	Dehradun	

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xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. 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. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the Owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identified by owner/owner's representative <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property ----		
	4. City Categorization	Scale-C City		Urban
	5. Characteristics of the locality	Average		Within unnotified Industrial area
	6. Property location classification	Road Facing	NA	NA
	7. Property Facing	West Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Refer to building sheet <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>		
c.	Boundaries schedule of the Property			

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i.	Are Boundaries matched	No, since no concerned documents provided.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	----	Railway Wall
	West	----	Nakraunda Road
	North	----	Others Property
	South	----	Others Property

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Mixed use (Residential cum commercial)	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Used as Industrial Land & Building	
	iii. Is property usage as per applicable zoning	Yes used as Industrial as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Industrial	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	No information provided	No information provided
d.	Comment on unauthorized construction if any	Cannot comment since no approved map given to us	
e.	Comment on Transferability of developmental rights	As per regulation of MDDA	
f.	i. Planning Area/ Zone	Dehradun Master Plan- 2025	
	ii. Master Plan currently in force	Dehradun Master Plan FDP- 2025	
	iii. Municipal limits	Dehradun Municipal Corporation	
g.	Developmental controls/ Authority	MDDA	
h.	Zoning regulations	Industrial	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Unnotified Industrial zone but still all adjacent land is used for Industrial purpose	
j.	Comment of Demolition proceedings if any	No information available with us	
k.	Comment on Compounding/ Regularization proceedings	No information available with us	
l.	Any other aspect		
	i. Any information on encroachment	No information available with us	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

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4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Copy of TIR-4 no.s	None	NA
b.	Names of the Legal Owner/s	Mr. Sudhir Kumar & Mr. Pradeep Kumar		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	Not in our knowledge		
f.	Notification of road widening if any and area under acquisition	Not in our knowledge		
g.	Heritage restrictions, if any	No information available with us		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	SBI	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	Cannot comment since no approved map given to us		
	ii. Name of the office of the Authority	Cannot comment since no approved map given to us		
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map given to us		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not in our knowledge		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		
	o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, mortgaged	
p.	Qualification in TIR/Mitigation suggested if any	No		
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us. Legal aspects or Title verification of the property are not cdone at our end.		

		Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith..
	i. Since how long owners owning the Property	28- years
	ii. Year of Acquisition/ Purchase	Years- 1990
	iii. Property presently occupied/ possessed by	Legal Owners
	iv. Title verification	Positive as per documents provided to us
	v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Industrial area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES	
a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes
	ii. Storage spaces	Yes
	iii. Utility of spaces provided within the building	Yes

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	iv. Car parking facilities	No
	v. Balconies	NA
b.	Any other aspect	
	i. Drainage arrangements	Yes
	ii. Water Treatment Plant	No
	iii. Power Supply arrangements	Permanent Auxiliary
		Yes/ As per sanctioned load Yes/ through DG Set
	iv. HVAC system	No
	v. Security provisions	Yes
	vi. Lift/ Elevators	No
	vii. Compound wall/ Main Gate	Yes
	viii. Whether gated society	No
	ix. Internal development	
	Garden/ Park/ Land scaping	Water bodies Internal roads Pavements Boundary Wall
	No	No No Yes Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes			
	ii. Electricity			Yes			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 km	1 km	6KM	1 km	10-12 km	NA	15Km
	Availability of recreation facilities (parks, open spaces etc.)			This is a semi urban area. No recreational facility is available nearby.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	It is tough to find similar kind of properties having same features on demand.
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.

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	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	
	i. Any New Development in surrounding area	No	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	GI sheet roof mounted on iron pillars, trusses frame structure	
b.	Method of construction	Regular masonry construction using standard quality material	
c.	Specifications		
	i. Class of construction	Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good External -Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		GF Floors	GI Shed
	iv. Floor height	12 ft. , 25 ft.	
	v. Type of flooring	Ceramic Tiles, PCC	
	vi. Doors/ Windows	Steel frame doors and windows and steel shutters, Aluminum flushed doors & windows	
	vii. Interior Finishing	GI Sheet Cladding, Simple plastered walls	
	viii. Exterior Finishing	Simple plastered walls, GI Sheet Cladding	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 28 years	Year- 1990
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	30-35 years (subject to proper and timely maintenance)
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Appears to be structurally stable	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Some rooms are covered with windows AC	
l.	Provision of firefighting	Fire Extinguishers available	
m.	Status of Building Plans/ Maps	Building Map/ Plan not available	

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	i. Is Building as per approved Map	Building Plan/ Map not provided, hence cannot comment	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	NA	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular and industrial pollution present	

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Simple, good looking structures	

13.	VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.	
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.	
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.	
	i. Guideline Value	Rs.33,70,71,100/-	
	1. Land	Rs. 15,46,70,600/-	
	2. Building	Rs. 18,24,00,500/-	
	ii. Prospective Fair Market Value	Rs. 46,57,00,000/-	
	iii. Expected Realizable Value	Rs. 39,58,45,000/-	
	iv. Expected Forced/ Distress Sale Value	Rs. 34,92,75,000/-	
	v. Valuation of structure for Insurance	Rs. 12,00,00,000/-	

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	purpose	
e.	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. Details of last two transactions in the locality/ area to be provided, if available	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 in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

14.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<ul style="list-style-type: none"> i. The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of AE Deepak Joshi has visited the subject property on 8 January 2019 in the presence of the Owner's Representative vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from SBI, SME BRANCH, DEHRADUN
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15.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures		
d.	Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi PREPARED BY: AE Shresth REVIEWED BY: HOD Valuations	

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16.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not Available
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Available
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.21v. Google Map – Page No.23vi. Photographs – Pages 2vii. Copy of Circle Rate – Pages 1viii. Survey Summary Sheet – Pages 02ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 2

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area	5.46 acres/26426.40 sq. yrds.	
	Area adopted on the basis of	TIR	
	Remarks & observations, if any	NA	
2.	Ground Coverage Area	Permissible (x% of Plot area)	NA
		Proposed(x%)	NA
		Present Status	NA
3.	FAR	Permissible	NA
		Proposed(x%)	NA
		Present Status	NA
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	Refer to building sheet
	Area adopted on the basis of	Measurement during site survey	
	Remarks & observations, if any	NA	

Note:

- i. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
- ii. All area measurements are on approximate basis. Verification of the area measurement of the property is done based on sample random checking only.
- iii. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.

PART D

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS					
a.	Valuation Type	Land & Building Value		Industrial Land & Building Value		
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative				
c.	Property Use factor	Current Use		Highest &Best Use		
		Industrial		Industrial		
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us				
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio	
		Irregular	Very Large	On Road Level	Normal frontage	
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level	
		Semi Urban	Average	Road Facing	GF	
			Property within unnotified Industrial Area	NA		NA
		Property Facing	West Facing			
g.	Any New Development in surrounding area	NA		NA		
h.	Any specific advantage/ drawback in the property	No				
i.	Overall property usability Factor	Good				
j.	Comment on Property Salability Outlook	Will be difficult to sell due to weak market conditions				
k.	Comment on Demand & Supply in the Market	Due to market conditions demand is low in the market				
l.	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.				
m.	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.				
n.	Methodology/ Basis of Valuation	Govt. Guideline Value:Circle Rates ofDehradun				
		Market Value:Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'				

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		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.
o.	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)	
	i.	Name: Sai Associates
		Contact No.: 9720582310
		Nature of reference: Property Consultant
		Size of the Property: 5 acres
		Location: Balawala
		Rates/ Price informed: Rs. 10,000/- to Rs. 14,000/- per sq. yrds.
		Any other details/ Discussion held: The rates for small plots varies from Rs. 12,000/- to Rs. 14,000/- per sq.yds. as this land is very large in size. For smaller land parcels, the rates are higher, in the range of Rs. 18,000/- to Rs. 20,000/- per sq. yd.
	ii.	Name: ---
		Contact No.: ---
		Nature of reference: Property Consultant
		Size of the Property: ----
		Location: ---
		Rates/ Price informed: ---
		Any other details/ Discussion held: ---
	iii.	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
p.	Adopted Rates Justification	As per verbal conversation with local property dealers, and subsequent market survey done by our surveyor and number of enquiries we came to know that the rates for such large land parcels, the rates would be in the range of Rs. 12,000/- to Rs. 14,000/- per sq. yd.

2.	VALUATION OF LAND <i>Applicable</i>		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 7000/- per sq. mtrs.	Rs. 10,000/- to Rs. 14,000/- per sq. yrds.
b.	Rate adopted considering all characteristics of the property	Rs. 7000/- per sq. mtrs.	Rs. 12,000/- per sq. yrds.
c.	Total Land Area	5.46 acres/26426.40 sq.	Total- 26426.40 sq. yrds.

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	considered (documents vs site survey whichever is less)	yrds./22095.8 sq. mtrs.	
d.	Total Value of land (A)	22095.8 sq. mtrs. X Rs. 7000/- per sq. mtrs.	26426.40 sq. yrds. X Rs. 12,000/- per sq. yrds.
		Rs. 15,46,70,600/-	Rs. 31,71,16,800/-

3.	VALUATION OF BUILDING STRUCTURE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Structure Construction Value	Rate range	Rs. 10,000/- per sq. mtrs.
		Rate adopted	Rs. 10,000/- per sq. mtrs.
		Covered Area	196334.31 sq.ft./18240.05 sq. mtrs.
		Class of construction	Class B construction (Good)
		Valuation Calculation	18240.05 sq. mtrs. X Rs. 10,000/- per sq. mtrs.
		Total Value	Rs. 18,24,00,500/-
b.	Depreciation percentage (assuming salvage value % per year)	NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
c.	Age Factor	<u>1990-2000 (0.9)</u>	Construction older than 15 years and Above
d.	Structure Type/ Condition	Pucca (1.0)	GI Shed mounted on iron pillars, trusses frame structure/ Simple
e.	Construction Depreciated Replacement Value(B)	Rs. 18,24,00,500/-	Refer to building sheet

CNIL/STRUCTURES VALUATION										
S.No.	Block Name	Total Slabs/ Floors	Floor wise Height (FL)	Year of construction	Type of construction (select from drop downs)	Structure condition	Area (in sq. mtr.)	Area (sq. ft.)	Rates Adopted	Depreciated Cost
FACTORY BUILDINGS										
1	Main Shed	GF	25	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	7314.34	78731.00	₹ 600.00	₹ 4,72,38,600.00
2	ETP Plant Area	GF	10	1990	AC sheet roofed building mounted on steel trusses resting on RCC column	Good	215.61	2320.91	₹ 450.00	₹ 10,44,409.50
3	Guard Room	GF	10	1990	AC sheet roofed building mounted on steel trusses resting on RCC column	Average	15.29	164.68	₹ 500.00	₹ 82,340.00
4	Toilet & General Store	GF	10	1990	AC sheet roofed building mounted on steel trusses resting on RCC column	Average	145.37	1564.80	₹ 500.00	₹ 7,82,400.00
5	Office Area	GF	12	1990	RCC column beams stone masonry walls in cement, bricks, steel etc.	Good	275.99	2970.83	₹ 700.00	₹ 20,79,581.00
6	Office Area	GF	12	1990	AC sheet roofed building mounted on steel trusses resting on RCC column	Good	219.99	2368.00	₹ 700.00	₹ 16,57,600.00
7	Fabrication Area & Bonded Warehouses	GF	13	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	377.02	4058.31	₹ 700.00	₹ 28,40,817.00
8	X's Farmer & Electric Metro Room	GF	13	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	35.59	383.19	₹ 700.00	₹ 2,68,233.00
9	Machine Shop	GF	13	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1009.96	11517.00	₹ 700.00	₹ 80,61,900.00
10	Store, Packing Shop, Hardness Testing Area	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1334.99	14262.18	₹ 700.00	₹ 99,83,526.00
11	Heat Treatment Shop, Compressor Room & Store	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1346.99	14498.98	₹ 700.00	₹ 1,01,49,286.00
12	Finished Goods Store	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	181.83	1957.29	₹ 700.00	₹ 13,70,103.00
13	DG Room & Electrical Panel Room	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	197.75	2128.67	₹ 700.00	₹ 14,90,069.00
14	MPI Testing Room	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	140.75	1515.12	₹ 700.00	₹ 10,60,584.00
15	Manager Room Press	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	525.19	5653.20	₹ 700.00	₹ 39,57,240.00
16	Office & Engineering Department	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	490.81	5283.14	₹ 700.00	₹ 36,98,198.00
17	Casting & Packing Shop	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1152.61	12406.09	₹ 700.00	₹ 86,84,683.00
18	Casting Room	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	273.75	2946.72	₹ 700.00	₹ 20,62,704.00
19	Nigal Shop	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	131.92	1420.00	₹ 700.00	₹ 9,94,000.00
20	X's Former Shed	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	59.49	640.45	₹ 700.00	₹ 4,48,315.00
21	DG Shed	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	408.26	4394.58	₹ 700.00	₹ 30,76,206.00
22	New Block	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1021.72	10997.81	₹ 700.00	₹ 76,98,467.00
23	Compressor Room & Toilets	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	55.43	596.75	₹ 700.00	₹ 4,17,725.00
24	Water Storage Space	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	22.24	239.49	₹ 700.00	₹ 1,67,643.00
25	Workmen Quarters	GF	12	1990	GI shed roof mounted on iron pillars, trusses frame structure	Good	1236.95	13314.52	₹ 700.00	₹ 93,20,164.00
TOTAL								196334.31		₹ 12,86,34,793.50

4. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 1,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land	----	Rs. 1,00,00,000/-

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	development, Approach road, etc.)		
e.	Depreciated Replacement Value (C)	NA	Rs. 2,00,00,000/-

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs. 15,46,70,600/-	Rs. 31,71,16,800/-
b.	Structure Construction Value(B)	Rs. 18,24,00,500/-	Rs. 12,86,34,793/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 2,00,00,000/-
d.	Total Add (A+B+C)	Rs.33,70,71,100/-	Rs.46,57,51,593/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.46,57,51,593/-
h.	Rounded Off	----	Rs. 46,57,00,000/-
i.	EXPECTED REALIZABLE VALUE[^](@ ~15% less)	----	Rs. 39,58,45,000/-
j.	EXPECTED FORCED/ DISTRESS SALE VALUE[*](@ ~25% less)	----	Rs. 34,92,75,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs. 12,00,00,000/-

6.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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(RUPEES FORTY SIX CRORES FIFTY SEVEN LAKHS ONLY)

7.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However 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.
e.	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.
f.	This 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 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. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. 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. At our end we can just cross verify 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. 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.
l.	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

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	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.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	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.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	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.
s.	At the outset, it is to be noted that 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 formulae 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.

R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% 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.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value [^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	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, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the 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 of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case 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.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However 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 risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is 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.
13.	This 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 and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.

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15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	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.
17.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	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 also before taking any business decision based on the content of this report.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

ENCLOSURE: 2 – GOOGLE MAP LOCATION

