

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

FILE NO.: VIS(2021-22)-PL549-477-597

DATED: 28/10/2021

VALUATION ASSESSMENT OF HOSPITAL PROPERTY

SITUATED AT

ASIAN INSTITUTE OF MEDICAL SCIENCES, SECTOR-21A, BADKAL FLYOVER
ROAD, FARIDABAD, HARYANA

OWNER/S

M/S. BLUE SAPPHIRE HEALTHCARES PRIVATE LIMITED

A/C: M/S. BLUE SAPPHIRE HEALTHCARES PRIVATE LIMITED

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (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

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, DELHI

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

Valuation TOR is available at www.rkassociates.org for reference.

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

CORPORATE OFFICE:

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

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

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

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Overseas Branch, Delhi
Name Of Customer (S)/ Borrower Unit	M/s. Blue Sapphire Healthcares Pvt. Ltd.

I. GENERAL				
1.	Purpose for which the valuation is made	For Periodic Re-valuation of the mortgaged property		
2.	a)	Date of inspection	27/10/2021	
	b)	Date on which the valuation is made	28/10/2021	
3.	List of documents produced for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 08 Documents requested.	Total 08 Documents provided.	08
		Property Title document	Conveyance Deed	Dated: 28/04/2008
		Approved Map	Architect Map	Not Mentioned
		Certificate of Provisional Registration	Certificate of Provisional Registration	Dated: 14/12/2020
		Fire NOC	Fire NOC	Dated: 17/12/2017
		NABH Certificate	NABH Certificate	Dated: 24/06/2020
		Grant of Authorization under Hazardous & Other Wastes	Grant of Authorization under Hazardous & Other Wastes	Dated: 17/07/2020
		Consent to Operate	Consent to Operate	Dated: 17/07/2020
		Certificate of registration	Certificate of registration	Dated: 28/05/2018
4.	Name of the owner/s	M/S. Blue Sapphire Healthcares Private Limited		
	Address and Phone no. of the owner/s	Asian Institute Of Medical Sciences, Sector-21A, Badkal Flyover Road, Faridabad, Haryana		
5.	Brief description of the property	<p>This valuation report is prepared for the property which is being used as hospital situated at the aforesaid address having land area of 12,019 sq. mtr/ 14374.6 sq. yds. As per the deed of conveyance provided to us.</p> <p>Owner have constructed an hospital cum institute over the said land parcel having two basements, ground, first second, third, fourth, fifth and service floor. As per the information available during site survey, this hospital is</p>		



constructed in the year 2010.

For the purpose of valuation, constructed area had been adopted from the architect map provided to us since no approved map had been provided.



This is amongst the well-known hospital in the nearby vicinity, Asian Institute of Medical Sciences provides comprehensive multi-specialty tertiary care facilities

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on the site. Information/ data/ documents given to us by Bank/ client. We have not cross-verified the provided documents from the concerned Govt. departments/ authority for its authenticity as same has to be done by advocate.

6. Location of property

a) Plot No. / Survey No.

Asian Institute of Medical Sciences, Sector-21A, Badkal
Flyover Road, Faridabad, Haryana

VALUATION ASSESSMENT

M/S. BLUE SAPPHIRE HEALTHCARES PVT. LTD.

	b)	Door No.	Asian Institute of Medical Sciences, Sector-21A,	
	c)	T. S. No. / Village	Badkal Flyover Road, Faridabad	
	d)	Ward / Taluka	Badkal Flyover Road, Faridabad	
	e)	Mandal / District	District – Faridabad, Haryana	
	f)	Date of issue and validity of layout of approved map / plan	Approved Map Not provided to us, only architect map is provided to us.	
	g)	Approved map / plan issuing authority	Cannot comment since approved map is not provided to us.	
	h)	Whether genuineness or authenticity of approved map / plan is verified	Map not provided to us	
	i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No	
7.	Postal address of the property		Asian Institute of Medical Sciences, Sector-21A, Badkal Flyover Road, Faridabad, Haryana	
8.	a)	City / Town	Faridabad, Haryana	
	b)	Residential Area	Yes (mixed)	
	c)	Commercial Area	Yes	
	d)	Industrial Area	No.	
9.	Classification of the area			
	a)	High / Middle / Poor	High	
	b)	Urban / Semi Urban / Rural	urban	
10.	Coming under Corporation limit/ Village Panchayat / Municipality		Faridabad Municipal Corporation	
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		NA.	
13.	Dimensions of the property			
	Are Boundaries matched		No, boundaries are not mentioned in the documents.	
	Directions		As per Sale Deed/TIR	Actual found at Site
	North		NA	Approach Road
	South		NA	Park
	East		NA	Residential Area
	West		NA	Residential Area
14.2	Latitude, Longitude & Co-Ordinates Of Industrial Property		28°25'33.5"N 77°18'01.0"E	
15.	Extent of the site		12,019 sq.mtr/ 14374.6 sq.yds	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)		12,019 sq.mtr/ 14374.6 sq.yds	

VALUATION ASSESSMENT

M/S. BLUE SAPPHIRE HEALTHCARES PVT. LTD.

17.	Whether occupied by the owner / tenant?	Owner Occupied
	If occupied by tenant, since how long?	Not applicable
	Rent received per month.	Not applicable
II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Urban
2.	Development of surrounding areas	Mixed (Residential, Commercial & Institutional)
3.	Possibility of frequent flooding / submerging	NA
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes civic amenities are available within 10-12 Km.
5.	Number of Floors	Refer to the sheet attached below.
6.	Type of Structure	Refer to the sheet attached below.
7.	Type of use to which it can be put	Hospital
8.	Any usage restriction	NA
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Yes
12.	Type of road available at present	Bituminous
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	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	None
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)	None

PART B

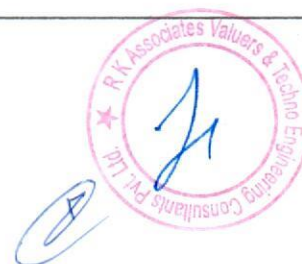
VALUATION OF LAND

1.	Size of Plot	12,019 sq.mtr/ 14374.6 sq.yds.
	North & South	117 mtr. as measured from google maps
	East & West	104 mtr as measured from google maps
2.	Total extent of the plot	12,019 sq.mtr/ 14374.6 sq.yds
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	None
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: Vohra Properties (Interested Seller) Contact No.: +91-9891901613 Size of the Property: Approx. 2000 sq. yds. Independent house Rates/ Price informed: Rs.70,000/- to Rs.75,000/- sq. yds. Comment: As per the discussion held with the above mentioned property dealer we came to know that there is no institutional land available for sale in the nearby vicinity to subject property since the subject locality is a defined sector of Faridabad & only limited plots were there to grab for institutions. HUDA allotted these plots and now there are no institutional plots available nearby. The rates for residential property of the size of 2000 sq.yds. In the locality is in the range of Rs.70,000/- to Rs.75,000/- sq.yds.</p> <p>2. Name: Avon real estate (Interested Seller) Contact No.: +91-9871337321 Size of the Property: 1000 sq.yds. Rates/ Price informed: Rs.65,000/- to Rs.75,000/- sq. yds. Comment: As per the discussion held with the above mentioned property dealer we came to know that there is no institutional land available for sale in the nearby vicinity to subject property since the subject locality is a defined sector of Faridabad & only limited plots were there to grab for institutions. HUDA allotted these plots and now there are no institutional plots available nearby. The rates for residential property of the size of 2000 sq.yds. In the locality is in the range of Rs.65,000/- to Rs.75,000/- sq.yds.</p>

		<p>As per our discussion with habitants & market participants of the subject locality we came to know the following information:</p> <p>-</p> <ol style="list-style-type: none"> 1. The subject property is situated at Sector-21A of Faridabad adjacent to main Badhkal road and is clearly approachable by Sector road. 2. The prevailing market rate for residential plots in subject locality depends on the size, shape, frontage, topography of land, approach road width & distance of the land from main road. 3. Sector-21A is well defined sector of Faridabad where plots are specified in multiple categories i.e. residential and institutional. 4. As per the market participants residential plots are available for sale nearby and demand for same is very good while no institutional land is available for sale nearby. 5. The prevailing market rate for the residential land located within vicinity of subject land is ranging in between Rs.65,000/- to Rs.75,000/- per sq.yds. 6. Since the subject property is very big in size compared to the residential properties available for sale and only few limited buyers would be available in market for the same. 7. In order to reach the range for the subject institutional land we have consider a discounting factor of 30 percent. So the range for institutional land is in between Rs.50,000/- to Rs.60,000/- per sq.yds. 8. Circle rate for the institutional properties in the vicinity is Rs.10,764/- per sq.mtr. <p>Therefore, considering all the above mentioned facts like size, shape, demand & supply gap, location furthermore the big size of the property and availability for limited buyers for the same, we are on the view that market rate for institutional purpose land would be around Rs.58,000/- per sq. yds. which we seems is reasonable.</p>
3.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>Guideline value:</p> <p>For Institutional Land: 12,019 sq.mtr X Rs.10,764/- per sq.mtr</p> <p>= Rs.12,93,72,516/-</p>
4.	Assessed / adopted rate of valuation	For Institutional Land- Rs.58,000/- per sq.yds
5.	Estimated value of land (A)	<p>Market Value:</p> <p>For Institutional Land: 14374.6 sq.yds X Rs.58,000/- per sq.yds</p> <p>= Rs.83,37,26,800/-</p>

PART C**VALUATION OF BUILDING**

1.	Technical details of the building		Construction done using professional contractor workmanship based on architect plan.
	a)	Type of Building (Residential / Commercial/ Industrial)	Institutional
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	Please refer to the attached specifications annexure
	c)	Year of construction	Please refer to the table attached below
	d)	Number of floors and height of each floor including basement, if any	Please refer to the table attached below
	e)	Plinth area floor-wise	Please refer to the table attached below
	f)	Condition of the building	Average
	i.	Interior Finishing	Architecturally designed or elevated
	ii.	Exterior Finishing	Aluminium composite panel cladding & Glass facade
2.	Status of Building Plans/ Maps		Cannot comment since no approved map given to us
	g)	Date of issue and validity of layout of approved map / plan	Cannot comment since no approved map given to us
	h)	Is Building as per approved Map	Cannot comment since no approved map given to us
	i)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since approved map is not provided to us.
	j)	Any other comments by our empaneled valuers on authentic of approved plan	No
	k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	NA
3.	Valuation of Structure		
	a)	Market Value of Structure	=Rs.99,11,05,479/-
	b)	Government Guideline Value of Structure	=Rs.35,59,60,253/-



VALUATION ASSESSMENT

M/S. BLUE SAPPHIRE HEALTHCARES PVT. LTD.



CIVIL STRUCTURE / CONSTRUCTION VALUATION M/S BLUE SAPPHIRE HEALTHCARES PVT. LTD. FARIDABAD, HARYANA										
S. No.	Floor	Type of Structure	Year of Construction	Date of Valuation	Total Life Consumed (In year)	Total Economical Life (In year)	Salvage value	Depreciation Rate	Area (in sq ft)	Area (in sq m)
1	Basement-1	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	62572	5813
2	Stilt/ Basement-2	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	53638	4983
3	Ground	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	36975	3435
4	First	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	37184	3454.4
5	Second	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	37208	3456.6
6	Third	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	34381	3194
7	fourth	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	30918	2872.3
8	Fifth	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	29931	2780.6
9	Service	RCC Framed Structure	2010	09-11-2021	11	60	10%	2%	33154	3080
Total- (A)									355960	33068.9

CIVIL STRUCTURE / CONSTRUCTION VALUATION M/S BLUE SAPPHIRE HEALTHCARES PVT. LTD. FARIDABAD, HARYANA											
S. No.	Floor	Type of Structure	Year of Construction	Date of Valuation	Govt. Guideline rates (Rs./ Sq. ft.)	Total Govt. Guideline Rates (Rs.)	Plinth Area Rate (In per sq ft)	Gross Replacement Value	Depreciation	Depreciated Value	Depreciated Replacement Market Value (RS.)
1	Basement-1	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 6,25,72,295	₹ 2,700	₹ 16,89,45,195	₹ 2,78,75,957	₹ 14,10,69,238	₹ 15,23,54,777
2	Stilt/ Basement-2	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 5,36,38,009	₹ 2,700	₹ 14,48,22,623	₹ 2,38,95,733	₹ 12,09,26,890	₹ 13,06,01,042
3	Ground	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,69,75,027	₹ 2,800	₹ 10,35,30,076	₹ 1,70,82,462	₹ 8,64,47,613	₹ 9,33,63,422
4	First	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,71,83,852	₹ 2,800	₹ 10,41,14,787	₹ 1,71,78,940	₹ 8,69,35,847	₹ 9,38,90,715
5	Second	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,72,07,534	₹ 2,800	₹ 10,41,81,094	₹ 1,71,89,881	₹ 8,69,91,214	₹ 9,39,50,511
6	Third	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,43,80,855	₹ 2,800	₹ 9,62,66,393	₹ 1,58,83,955	₹ 8,03,82,439	₹ 8,68,13,034
7	fourth	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,09,18,012	₹ 2,800	₹ 8,65,70,433	₹ 1,42,84,121	₹ 7,22,86,311	₹ 7,80,69,216
8	Fifth	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 2,99,30,935	₹ 2,800	₹ 8,38,06,617	₹ 1,38,28,092	₹ 6,99,78,525	₹ 7,55,76,807
9	Service	RCC Framed Structure	2010	09-11-2021	₹ 1,000.00	₹ 3,31,53,736	₹ 2,700	₹ 8,95,15,087	₹ 1,47,69,989	₹ 7,47,45,098	₹ 8,07,24,706
Total- (A)						₹ 35,59,60,253		₹ 98,17,52,306			₹ 88,53,44,229
Add extra for Architectural aesthetic developments, improvements (add lump sum cost) - (B)											₹ 4,42,67,211
Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) - (C)											₹ 4,27,15,230
Add extra for services (water, electricity, sewerage, main gate, boundary, lift, etc.) - (D)											₹ 1,87,78,808
TOTAL (A+B+C+D)											₹ 99,11,05,479



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
S.No.	Description	Ground floor	Other floors
1.	Foundation	Completed	NA
2.	Ground Floor	Completed	NA
3.	Superstructure	Completed	NA
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Steel Shutters	NA
5.	RCC works	Completed	Completed
6.	Plastering	Completed	Completed
7.	Flooring, Skirting, dadoing	Completed	Completed
8.	Special finish as marble, granite, wooden paneling, grills, etc.	NA	NA
9.	Roofing including weather proof course	Completed	Completed
10.	Drainage	Yes	NA
S.No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	Approx. 10 ft.	NA
	Length	500 mtr. (approx.)	NA
	Type of construction	RCC	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

PART D**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 E**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 F**MISCELLANEOUS**

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



VALUATION ASSESSMENT

M/S. BLUE SAPPHIRE HEALTHCARES PVT. LTD.

PART G**SERVICES**

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	Refer to the sheet attached above.
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	Refer to the sheet attached above.
	Total (F)	Refer to the sheet attached above.



PART H**CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY**

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.12,93,72,516/-	Rs.83,37,26,800/-
2.	Structure Construction Value (B)	Rs.35,59,60,253/-	Rs.99,11,05,479/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	---
7.	Total Add (A+B+C+D+E+F)	Rs.48,53,32,769/-	Rs.182,48,32,279/-
8.	Additional Premium if any	---	Rs.8,33,72,680/-
	Details/ Justification	---	As this is a very big size, three-side open plot situated in highly posh area and near to highway in Faridabad city. In addition, it is the only plot according to zoning in that area for institution purpose.
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	Total Indicative & Estimated Prospective Fair Market Value[#]	---	Rs.190,82,04,959/-
11.	Rounded Off	---	Rs.191,00,00,000/-
12.	Expected Realizable Value[^] (@ ~15% less)	---	Rs.162,35,00,000/-
13.	Expected Forced Distress Sale Value[*] (@ ~25% less)	---	Rs.143,25,00,000/-

(RUPEES ONE HUNDRED FORTY NINETY ONE CRORES 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 Difference is due to higher demand and lesser supply of such type of properties in the subject area.
ii.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> The covered area details of the subject property is taken as per the actual site measurements taken by our engineer since copy of approved map is not provided to us. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the

enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.

3. 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.
4. 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.
5. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
6. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.



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.191,00,00,000/- (Rupees One Hundred Ninety One Crores Only) . The Realizable value of the above property is Rs.162,35,00,000/- (Rupees One Hundred Sixty Two Crores & Thirty Five Lakhs Only) . The book value of the above property as of <u>XXX</u> is Rs. <u> </u> only) and the distress value is Rs.143,25,00,000/- (Rupees One Hundred Forty Three Crores And Twenty Five 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 border="1"> <thead> <tr> <th>S.No</th> <th>Documents</th> <th>No. of Pages</th> </tr> </thead> <tbody> <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>05</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> </tbody> </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	05	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	33																												
v.	Engineering Team worked on the report	<p>SURVEYED BY Senior Associate- Mr. Mohan Raghawaiyya</p> <p>PREPARED BY: AE Zaid Ebne Mairaj</p> <p>REVIEWED BY: HOD Valuations</p>																												

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



ANNEXURE: 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, to be mortgaged
v.	Details of last two transactions in the locality/area to be provided, if available: None
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 e.g. 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.

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.



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

Home > Property in Faridabad > Sector 21A Faridabad > Independent House > 4 BHK > 10 to 20 Cr > Below Max sq.ft.

Posted on 13 Sep 24, 2021 | 1

Platinum

₹ 15 Cr @ 75,000 per sq.yards

Estimated EMI ₹ 11,98,056

4Bedrooms 4BathsIndependent House/Villa for Sale
in Sector 21A Faridabad, Faridabad, Haryana

RERA STATUS

NOT AVAILABLE

Website: <https://haryanarera.gov.in>

Overview

Dealer Details

Property (1)



Area

Plot area 2000 sq.yards
(1672.25 sq.m.)

Price

₹ 15 Crore

@ 75,000 per sq.yards (Negotiable) [View Price Details](#)

Total Floors

1 Floors

Configuration

4 Bedrooms, 4 Bathrooms, 1 Balcony with
Servant Room, Store Room

Address

Sector 21A Faridabad, Faridabad

Facing

East



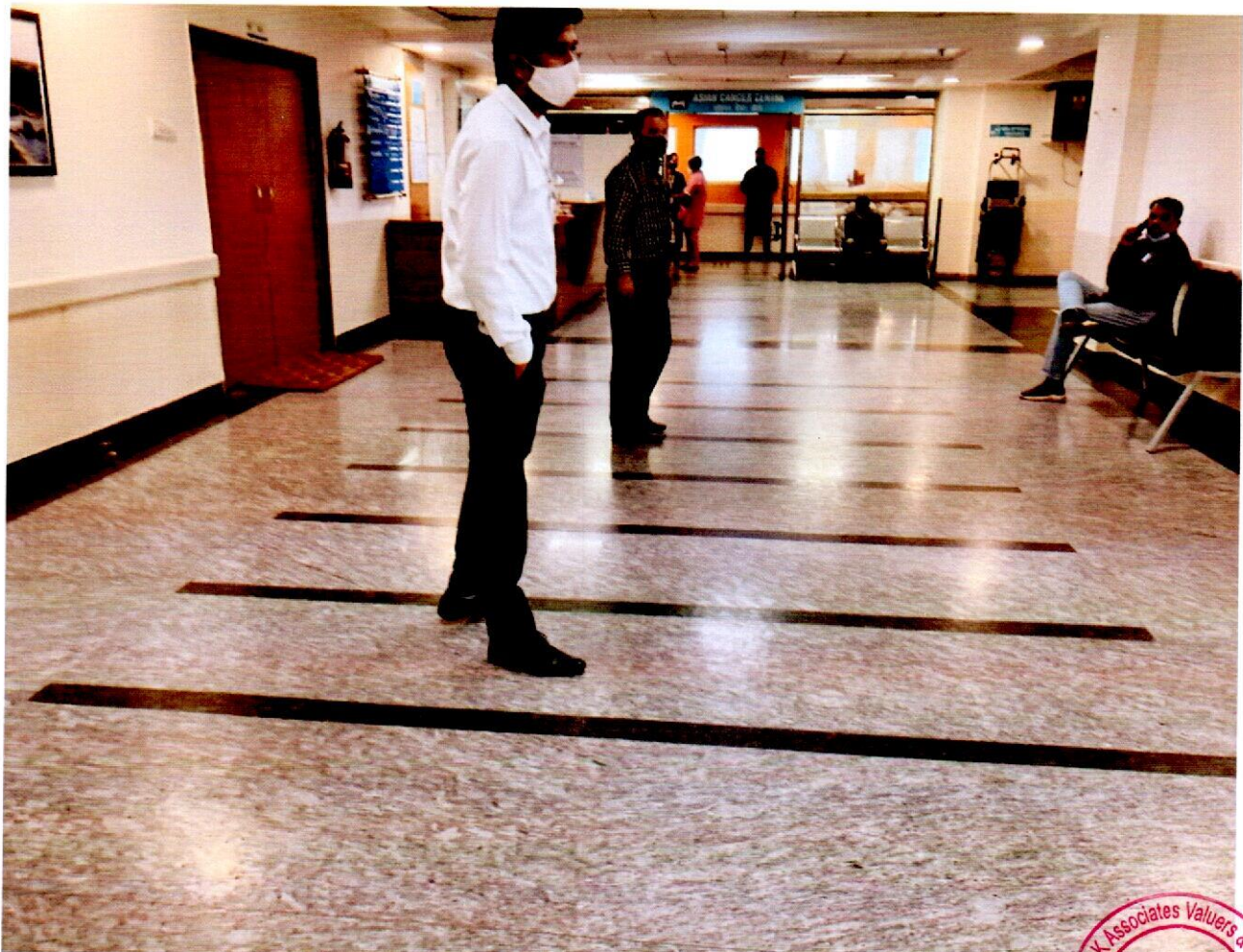
ANNEXURE: III – GOOGLE MAP LOCATION

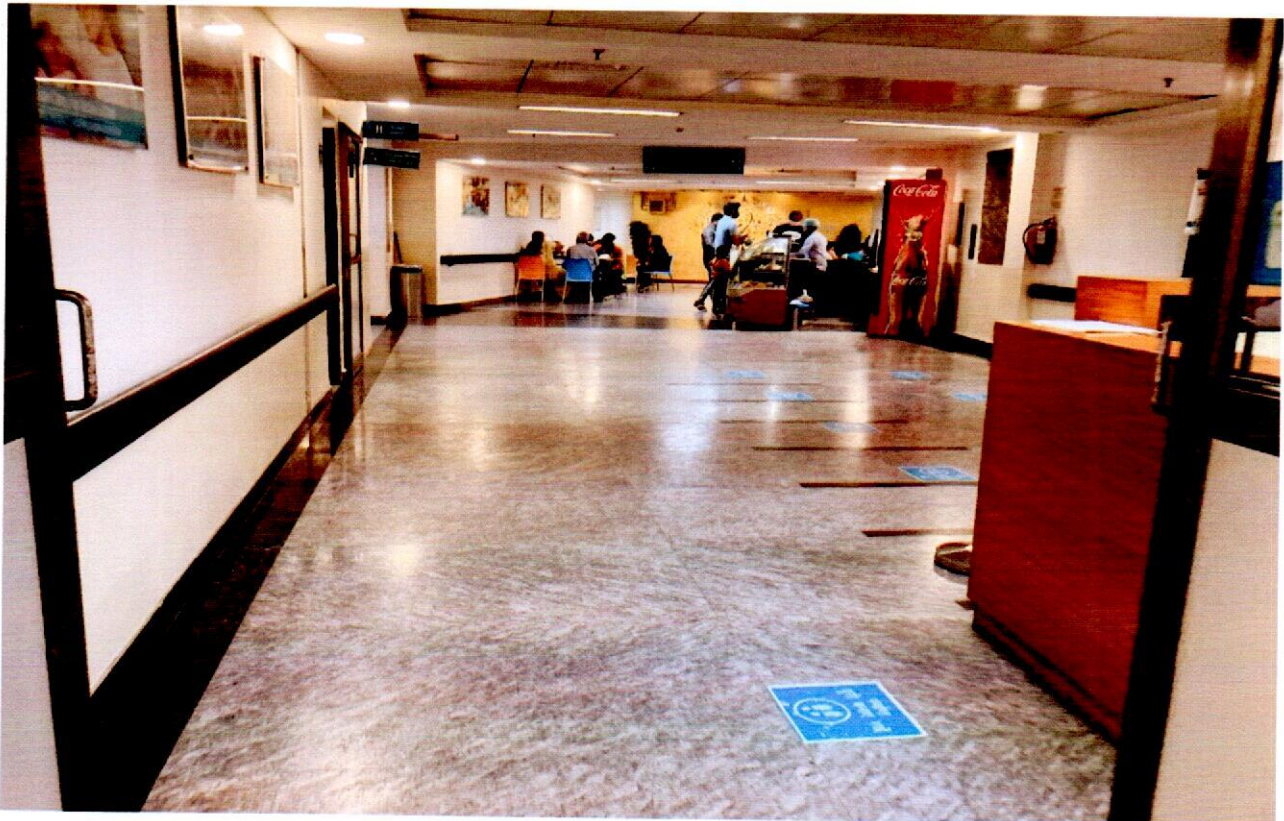


ANNEXURE: IV – PHOTOGRAPHS OF THE PROPERTY











ANNEXURE: V – COPY OF CIRCLE RATE

TEHSIL FARIDABAD - HOSPITAL/ EDUCATIONAL/ INSTITUTIONAL

8

Sr. No	NAME OF SECTOR/ COLONY	HOSPITAL/ EDUCATIONAL/ INSTITUTIONAL						Inc. /Dec. %
		Collector rate for 2019-20 (in Rs. Per Sq. Yard)		Proposed rate for 2021-2021, (01.04.2021 to 31.12.2021)				
1	SECTOR 14, 16, 17, 18 & 19			Per sqyds		Per sq. mtrs.		
	NURSING HOME/ HOSPITAL/ EDUCATIONAL (INSTITUTIONAL)							
	UP TO 1000 Sq.Yds	24000		24000		28704		
	More than 1000 Sq. Yds TO 2000 Sq. Yds	22000		22000		26312		0%
	More than 2000 Sq. Yds TO 1 ACRE (4840 sqyds)	18000		18000		21528		0%
	More than ACRE (4840 sq.yds) to 2 acre (9680 sq. yds)	14000		14000		16744		0%
2	More than 2 Acre(9680 sq. yds)	12000		12000		14352		0%
	ALL OTHER SECTORS/ PROJECTS AND IN FARIDABAD CITY	City Faridabad	Nehar par	City Faridabad	Nehar par	City Faridabad	Nehar par	
	UP TO 1000 Sq.Yds	18000	15000	18000	15000	21528	17940	0%
	More than 1000 Sq. Yds TO 2000 Sq. Yds	17000	14000	17000	14000	20332	216744	0%
	More than 2000 Sq. Yds TO 1 ACRE (4840 sqyds)	14000	12000	14000	12000	16744	14352	0%
	ABOVE ONE ACRE (4840 sq.yds) to 2 acre (9680 sq. yds)	12000	10000	12000	10000	14352	11960	0%
	More than 2 Acre(9680 sq. yds) and above	9000	8000	9000	8000	10764	9568	0%

Sub Registrar
FaridabadDTP(P)
FaridabadDistt. Revenue Officer
FaridabadJoint Commissioner
FaridabadSub Divisional Officer (c)
FaridabadAdd. Deputy Commissioner
Faridabad.

COVERED AREA

Sr. NO	Rate Of Constructed Covered Area	Collector rate for 2020-21 (in Rs. Per Sq. Ft.) construction upto 5 years old	Proposed Rates for 2021-21, (01.04.2021 to 31.12.2021) (in Rs. Per Sq. Ft.) construction upto 5 years old	Dec. & Incr.	Collector rate for 2019-20 (in Rs. Per Sq. Ft.) construction more than 5 years	Proposed Rates for 2021-21, (01.04.2021 to 31.12.2021) (in Rs. Per Sq. Ft.) construction more than 5 years	Decrease & Increase
1	RESIDENTIAL	1200	1200	0%	1200	1200	0%
2	GODOWN / SHED	700	700	0%	700	700	0%
3	SHOP / COMMERCIAL	1000	1000	0%	1000	1000	0%

Sub Registrar
FaridabadDTP(P)
FaridabadDistt. Revenue Officer
FaridabadJoint Commissioner
FaridabadSub Divisional Officer (c)
FaridabadAdd. Deputy Commissioner
Faridabad.

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 28/10/2021 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 associate/ survey Engineer. Mr. Sachin Pandey have personally inspected the property on 27/10/2021 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 is an Industrial property located at address: Asian Institute of Medical Sciences, Sector-21A, Badkal Flyover Road, Faridabad, Haryana having total land area 12,019 sq.mtr / 14374.6 sq.yds as per the documents/ information provided to us by the Bank/ client.	
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: Eng. Sachin Pandey Engineering Analyst: Eng. Zaid Ebne Mairaj Valuer/ Reviewer: (HOD Engg.)	
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	Date of Appointment:	14/10/2021
		Date of Survey:	28/10/2021
		Valuation Date:	29/10/2021
		Date of Report:	29/10/2021
6.	Inspections and/or investigations undertaken	Yes, by our authorized Eng. Mr. Sachin Pandey bearing knowledge of that area on 27/10/2021. Property was shown and identified by owner's representative Mr. Shubham Mittal (☎- +91-9650099213)	
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 any	Value varies with the Purpose/ Date/ Market & Asset 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	

		<p>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: 29/10/2021**Place:** Noida


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



ANNEXURE: VIII- 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

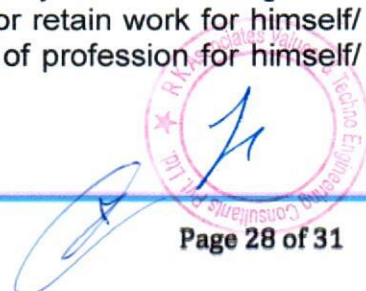
21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness 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 authorized 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 organization 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: 28/10/2021

Place: Noida

ENCLOSURE: IX – VALUER'S REMARKS

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the <u>property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
10.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
11.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect..

VALUATION ASSESSMENT

M/S. BLUE SAPPHIRE HEALTHCARES PVT. LTD.

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 at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
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