

File No. : CPAOR/SBI/1838/09/2020

Dated: 03.09.2020

CURRENT – PRICE ASSESSMENT OPINION – REPORT OF PROPERTY

SITUATED AT

**PART OF KHASRA NO. 374, 397/1, 397/2, 397/752/2, 392/3, 393, 397/3, 392/1,
397/757/1, 392/2, 372, 373, 397/4, 392/2 VILL. SARKARA, NEAR AMARIYA
ROAD, KASBA & TEHSIL – SITARGANJ DISTRICT –
UDHAM SINGH NAGAR (U.K)**

OWNER's

M/S SITARGANJ FIBERS LTD

A/C: M/S SITARGANJ FIBERS LTD

REPORT PREPARED FOR

STATE BANK OF INDIA SME ROORKI, DISTRICT–HARIDWAR .U.K

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

ASSESSMENT REPORT

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

PART OF KHASRA NO. 374, 397/1, 397/2, 397/752/2, 392/3, 393, 397/3, 392/1, 397/757/1, 392/2, 372, 373, 397/4, 392/2 VILL. SARKARA, NEAR AMARIYA ROAD, KASBA & TEHSIL – SITARGANJ DISTRICT – UDHAM SINGH NAGAR (U.K)

ASSESSMENT REPORT**FORMAT OF VALUATION REPORT***(To be used for all properties of value above Rs. 5.00 Crore)*

	Name & Address of Branch	SBI SME Roorki Branch, Haridwar (U.K)
	Name of Customer (s) / Borrower Unit <i>(for which valuation report is sought)</i>	M/S Sitarganj Fibers Ltd.
S. No.	Particulars	Content
I.	INTRODUCTION:	
1.	Name of Property Owners's & Address	M/S Sitarganj Fibers Ltd.
2.	Purpose of Valuation	To Assess fair market value
3.	Date of Inspection of Property	27.07.2020
4.	Date of Valuation	03.09.2020
5.	Name of the Developer of the property <i>(in case of developer built properties)</i>	By Owner's
6.	Name of Person(s) visiting the property	Mr. Shobhit Mehrotra & Atul Rajpoot

II.		PHYSICAL CHARACTERISTICS OF THE PROPERTY:		
1.		Location of the property in the city		
	i	Nearby land mark	Near Amariya Road & Sugar Mill	
	ii	Postal Address of the property	Part of Khasra No. 374, 397/1, 397/2, 397/752/2, 392/3, 393, 397/3, 392/1, 397/757/1, 392/2, 372, 373, 397/4, 392/2 Vill. Sarkara, Near Amariya Road, Kasba & Tehsil – Sitarganj District – Udham Singh Nagar (U.K)	
	iii	Area of the Plot/ Land (supported by A plan)	Total Land Area as per Sale Deed & 143 order of the Said property	
			Sale Deed No.	Khasra No. Area
			3349 Dt. 21.07.2010	397/757/2 0.1990 Hec.
			3349 Dt. 21.07.2010	397/2 Min 0.4330 Hec.
			3349 Dt. 21.07.2010	397/1 0.348 Hec.
			3349 Dt. 21.07.2010	374 0.3160 Hec.
			2981 Dt. 22.06.2010	392/3,393,397/3,392/1, 397/757/1,397/2,372,373,397/4, & 392/1 2.99 Hec.
			Total Land area 4.286 Hec. Or 42860 Sq.mtr	

ASSESSMENT REPORT

	iv	Type of Land: Rocky, Marsh, Reclaimed, Water – Logged, Locked	Solid
	v	Independent access/approach to the property etc	Vill. Sarkara Road
	vi	Google Map Location of the Property with a neighbourhood layout map	Attached
	vii	Details of roads abutting the property	Vill. Sarkara Road
	viii	Description of adjoining property	Property situated at Vill. Sarkara Road East side Industrial property. Near Other Factory & School & Sitarganj Amariya Road The property has good future potential.
	ix	Plot No. Survey No.	Part of Khasra No. 374, 397/1, 397/2, 397/752/2, 392/3, 393, 397/3, 392/1, 397/757/1, 392/2, 372, 373, 397/4, 392/2
	x	Ward/Village/Taluka	Vill. Sarkara
	xi	Sub-Registry/Block	Sitarganj
	xii	District	Udham Singh Nagar (U.K)
	xiii	Any other aspect	No
2.	Plinth area		7400.00 Sq.mt Tin Shed, 3864.00 Sq.mt RCC
	Carpet area		6290.00 Sq.mt Tin Shed, 3284.40 Sq.mt RCC
	Saleable area		7400.00 Sq.mt Tin Shed, 3864.00 Sq.mt RCC
3.	Boundaries of the property		As per Sale Deed No. 2981 Dt. 21.07.2010
	East		Not Mention in Sale Deed
	West		Not Mention in Sale Deed
	North		Not Mention in Sale Deed
	South		Not Mention in Sale Deed
	Boundaries of the property		As per Sale Deed No. 3349 Khasra No. 374
	East		Rasta
	West		Land of O.B.T Textile
	North		Land of Kashmeer Singh
	South		Land of Kashmeer Singh
	Boundaries of the property		As per Sale Deed No. 3349 Khasra No. 397/1
	East		Land of O.B.T Textile
	West		Nala
	North		Land of O.B.T Textile
	South		Land of Kashmeer Singh
	Boundaries of the property		As per Sale Deed No. 3349 Khasra No. 397/2 Min
	East		Land of O.B.T Textile
	West		Land of Satya Singh
	North		Nala
	South		Land of O.B.T Textile
	Boundaries of the property		As per Sale Deed No. 3349 Khasra No. 397/757/2 Min
	East		Land of O.B.T Textile

ASSESSMENT REPORT

West	Nala
North	Nala
South	Land of O.B.T Textile
Boundaries of the property	As per Site
East	Road
West	Nala
North	Others Property
South	Others Property
Extent of the site	Area
	4.286 Hec. Or 42860 Sq.mtr
Extent of the site considered for valuation (least of 15 A & 15 B)	4.286 Hec. Or 42860 Sq.mtr

III. TOWN PLANNING PARAMETERS:		
1.	Master plan provisions related to the property in terms of land use	No
2.	FAR/FSI permitted and consumed	1.0 and Consumed 0.2 as per physical verification, Approved map not provide
3.	Ground coverage.	20%
4.	Comment on Whether OC has been issued or not.	Not issued
5.	Comment on unauthorized construction if any.	No
6.	Transferability of development rights if any. Building bye-law provisions as applicable to the property viz, setbacks, height restriction etc.	As per Building bye laws
7.	Planning area/ Zone.	Mixed
8.	Development controls.	Gram Panchayat Sarkara
9.	Zoning regulations	NA
10.	Comment on surrounding land user and adjoining properties in terms of usage.	Mixed Area
11.	Comment on demolition proceeding if any.	No
12.	Comment on Compounding / regularization proceedings	No
13.	Any other aspect.	No

IV. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY:		
1.	Ownership documents	
	i. Sale deed, Gift Deed, Lease deed	Photo Copy of Sale Deed No. 2981 Dt. 22.06.2010 & Sl. No. 3349 Dt. 21.07.2010
	ii. TIR the property	Advocate Virendra Singh Kandari Dt. 13.07.2020
2.	Name of Property Purchaser's & Address	M/S Sitarganj Fibers Pvt. Ltd.

ASSESSMENT REPORT

3.	Ordinary status of freehold or leasehold including restrictions on transfer	Free Hold	
4.	Agreements of easements if any	No	
5.	Notification for acquisition if any.	To be done by Advocate	
6.	Notification for road widening if any.	No	
7.	Heritage restrictions if any	Detail Not Provided	
8.	Comment on transferability of the property ownership	Please check the legal papers	
9.	Comment on existing mortgages/ charges / encumbrances on the property	Bank to obtain details from the owner.	
10.	Comment on Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Bank to obtain details from the owner.	
11.	Building plan sanction:	Map not provide	
	Authority approving the plan -	Details As per Map	
	Name of the office of the Authority -	Details As per Map	
	Any violation from the approved Building Plan -	Details As per Map	
12.	Whether property is agricultural land if yes, any conversion is contemplated	Land is Also Declared is Non Agriculture By SRO office Sitarganj U.S. Nagar U.K.	
13.	Whether the property is SARFAESI compliant	Yes	
14.	a. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	Tax name	To be done by Advocate
		Receipt number	Do
		Receipt in the name of	Do
		Tax amount	Do
	b. Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	Paid by owner	
15.	Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.	Apply for Limit purpose to SBI Bank	
16.	Qualification in TIR/mitigation suggested if any	Details as per Adv. TIR	
17.	Any other aspect	<p><i>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.</i></p> <p><i>Legal aspects or Title verification of the property are not done at our end.</i></p> <p><i>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></p>	

V. ECONOMIC ASPECTS:		
1.	Reasonable letting value	Average
2.	If property is occupied by tenant	Owner Occupied

ASSESSMENT REPORT

	<ul style="list-style-type: none"> - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent 	
3.	Taxes and other outgoings	NA
4.	Property insurance	NA
5.	Monthly maintenance charges	NA
6.	Security charges, etc.	NA
7.	Any other aspect	NA

VI. SOCIO - CULTURAL ASPECTS:		
1.	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Middle Class Social Structure, Rural Population, Industrial. Commercial & Residential Area situated at Near Sitarganj To Amariya Road and Near all About, Young Age Group Available at site around, Middle Class Economic Level.
2.	Whether property belongs to social infrastructure like hospital, school, old age homes etc	No

VII. FUNCTIONAL AND UTILITARIAN ASPECTS:		
	Description of the functionality and utility of the property in terms of	
1.	Space allocation	Yes
2.	Storage spaces	Fiber Plant
3.	Utility of spaces provided within the building	Fiber Plant
4.	Car parking Facilities	Yes
5.	Any other aspect	No

VIII. INFRASTRUCTURE AVAILABILITY:		
a.	Description of aqua infrastructure availability in terms of	
1.	Water supply,	Available – Submersible Pump
2.	Sewerage/sanitation,	Yes
3.	Storm water drainage,	Govt. Drainage
b.	Description of other physical infrastructure facilities viz.	
1.	Solid waste management,	Septic Tank
2.	Electricity,	Yes
3.	Roads & public transportation connectivity,	Cab, Bus, sharing Auto, and Other Conveyance
4.	Availability of other public utilities nearby,	All Near about within 1 – 5 Kms
c.	Social infrastructure in terms of	
1.	Schools,	Approx. 400 mtr
2.	Medical facilities,	Approx. 5000 mtr

ASSESSMENT REPORT

3.	Recreation facilities in terms of parks and open spaces.	No
----	--	----

IX. MARKETABILITY OF THE PROPERTY:		
Analysis of the market for the property in terms of:		
1.	Location attributes	Good Location
2.	Scarcity	No Scarcity
3.	Demand and supply of the kind of subject property	Difference is due to demand & supply gap in the market
4.	Comparable sale prices in the locality.	Average Selling Area
X. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
1.	Type of construction	RCC Framed Structure on 9" & 4.5" beam column structure with brick walls & Steel Structure Industrial
2.	Materials and technology used	Available in Market materials used
3.	Specifications.	Construction work done by owner daily Labour
4.	Maintenance issues.	Finishing work
5.	Age of the building.	2010-11 years
6.	Total life of the building.	70 years for RCC & 50 years for Tinshed
7.	Extent of deterioration,	No
8.	Structural safety.	Yes
9.	Protection against natural disasters viz. earthquakes, etc.	No
10.	Visible damage in the building if any,	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.	Yes
12.	System of air conditioning,	Yes
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	Available

XI. ENVIRONMENTAL FACTORS		
1.	Use of environment friendly building materials, Green building techniques if any.	No
2.	Provision for rain water harvesting.	Nil
3.	Use of solar heating and lighting systems, etc presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
4.	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No
XII. ARCHITECTURAL AND AESTHETIC QUALITY:		

ASSESSMENT REPORT

1.	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	Conventional Architecture for Industrial Building with all services and amenities
----	--	---

XIII. VALUATION:		
2.	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuer's may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at	Valuation made land & Building Method based on local inquiry & Market Survey. Please see detailed valuation report.
3.	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Details not available at site, As per the verbal discussions & subsequent enquiries with local property dealers & nearby people, we came to know that the rates of Industrial, Commercial Cum Residential land in the aforesaid notified area prevails between Rs. 3800/- to Rs. 4200/- per sq.mtr. Depending upon the facing, size & frontage of the Industrial, Commercial Cum Residential land/plot.
4.	Guideline Rate obtained from Registrar's office / State Govt. Gazette/ Income Tax Notification	Rs. 3000/- per Sq.mt. + add 10% Extra Road widening More than 12.0 Mtr i.e Rs. 3300/- per Sq.mt
5.	Summary of Valuation	
	i. Guideline Value (Land & Building)	Rs. 23,48,00,000/=
	ii. Fair Market Value	Rs. 34,58,00,000/=
	iii. Realizable Value	Rs. 31,12,00,000/=
	iv. Forced / Distress Sale value	Rs. 27,66,00,000/=
6.	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Market rate adopted by us is very higher than 20% of S.R.O Guideline rates. This is on the basis of Local inquiry made and the development has taken place surrounding the property.
	ii. Details of last two transactions in the locality/area to be provided, if available	Details not provide

ASSESSMENT REPORT

A.	VALUATION OF LAND							
	Specifications				Govt. Circle Rate (GLR) (1)		Market Rate (PMR) (2)	
(a)	Prevailing Rate <i>(Best rates are adopted rationally considering many factors like nature of land, location, approach, market situation and trends. Information about the average rates are taken from the property agents, recent deals, demand-supply, internet postings)</i>				Rs. 3000/- per Sq.mt. + add 10% Extra Road widening More than 12.0 Mtr i.e Rs. 3300/- per Sq.mt for Residential land		Rs. 4500/- to Rs. 4800/-per sq. mtr.	
(b)	Total Rate adopted				Rs. 3300/- per Sq.mt		Rs. 4,700/= per sq. mtr.	
(c)	Category of the Locality				Industrial		Industrial	
(d)	Land Use Factor				Industrial		Industrial	
(e)	Total Land area as per documents				4.286 Hec. Or 42860 Sq.mtr		4.286 Hec. Or 42860 Sq.mtr	
(f)	Total Land Area considered				4.286 Hec. Or 42860 Sq.mtr		4.286 Hec. Or 42860 Sq.mtr	
(g)	Valuation Calculation method/ approach				Stamp Registry minimum Circle Rate		Prime market property rate	
(h)	Total Value of land (A)				42860.0 Sq.mt X Rs. 3300/- Sq.mt		42860.0 Sq.mt X Rs. 4,700/- Sq.mt	
					Rs. 14,14,38,000/=		Rs. 20,14,42,000/=	
B.	VALUATION OF BUILDING CONSTRUCTION OR BUILT-UP UNIT <i>(As per existing condition, specifications and after calculating depreciation & improvements done)</i>							
Sr. no.	Particulars of item	Roof height (in ft)	Age of building	Plinth area (in Sq.ft)	replacement rate of construction on Rs.	Replacement cost Rs.	Depreciation	Net value after depreciations Rs.
i.	Spinning Mill Hall – Structure is based on RCC FRamed Structure with Brick wall, RCC type roof, PCC Flooring with M.S Iron Rolling Shutters Ht. 12' 0" 2010-11							
	GF	12' 0"	10	6164	Rs. 1700/-	Rs. 1,04,78,800/-	Nil	Rs. 1,04,78,800/-
	FF	12' 0"	10	6164	Rs. 1650/-	Rs. 1,01,70,600/-	Nil	Rs. 1,01,70,600/-
	SF	12' 0"	10	6164	Rs. 1650/-	Rs. 1,01,70,600/-	Nil	Rs. 1,01,70,600/-
	TF	12' 0"	10	6164	Rs. 1650/-	Rs. 1,01,70,600/-	Nil	Rs. 1,01,70,600/-
	FF	12' 0"	10	6164	Rs. 1650/-	Rs. 1,01,70,600/-	Nil	Rs. 1,01,70,600/-
ii	Plant Shed – Structure is based on Load bearing Structure with Brick wall and Tin Shed roof on Top with PCC Flooring Ht. 40' 0"– 2010-11							
	GF	40' 0"	10	32057.0	Rs. 1200/-	Rs. 3,84,68,400/-	Nil	Rs. 3,84,68,400/-
iii.	Office – Structure is based on Load bearing Structure with Brick wall, RCC type roof, Tile/PCC Flooring with Wooden & Steel Work Ht. 12' 0"							
	GF	12' 0"	10	4182.0	Rs. 1800/-	Rs. 75,27,600/-	Nil	Rs. 75,27,600/-
	F.F.	12' 0"	10	4182.0	Rs. 1700/-	Rs. 71,09,400/-	Nil	Rs. 71,09,400/-
iv.	Boiler & Workshop Shed –Structure is based on Iron Framed Pillars and Tin Shed roof on Top with Brick Flooring Ht. 15' 0"– 2010-11							
	GF	15' 0"	10	18742.0	Rs. 650/-	Rs. 1,21,82,300/-	Nil	1,21,82,300/-
v.	Generator Room & Wight Bridge Room & Meter Room – Structure is based on Load bearing							

ASSESSMENT REPORT

	Structure with Brick wall RCC type roof, PCC Flooring with Steel Works Ht. 11' 0" - 2010-11							
	GF	11' 0"	10	1186.0	Rs. 1100/-	Rs. 13,04,600/-	Nil	Rs. 13,04,600/-
vi.	Varandah Tinshed – Structure is based on Iron Framed Pillars and Tin Shed roof on Top with Brick Flooring Ht. 15' 0"– 1996							
	GF	15' 0"	10	8725.0	Rs. 500/-	Rs. 43,62,500/-	Nil	Rs. 43,62,500/-
vii.	Generator Tinshed – Structure is based on Load bearing Structure and Tin Shed roof on Top with Brick Flooring Ht. 11' 0"– 2010-11							
	GF	11' 0"	10	2046.0	Rs. 400/-	Rs. 8,18,400/-	Nil	Rs. 8,18,400/=
viii	Guard Room – Structure is based on Load bearing Structure with Brick wall RCC type roof, PCC Flooring with Steel Works Ht. 11' 0" - 2010-11							
	GF	11' 0"	10	526.0	Rs. 1100/-	Rs. 5,78,600/-	Nil	Rs. 5,78,600/-
ix	Godown Tinshed – Structure is based on Load bearing Structure and Tin Shed roof on Top with Brick Flooring Ht. 20' 0"– 2010-11							
	GF	20' 0"	10	7814.0	Rs. 800/-	Rs. 62,51,200/-	Nil	Rs. 62,51,200/-
x	Open Tinshed for Parking – Structure is based on Iron Framed Pillars and Tin Shed roof on Top with PCC Flooring Ht. 11' 0"– 2010-11							
	GF	10' 0"	10	2835.0	Rs. 300/-	Rs. 8,50,500/-	Nil	Rs. 8,50,500/-
xi	Under Construction Front Office Structure is based on Load bearing Structure with Brick wall RCC type roof, PCC Flooring with Steel Works Ht. 11' 0" - 2010-11							
	GF	10' 0"	10	685.0	Rs. 800/-	Rs. 5,48,000/-	Nil	Rs. 5,48,000/-
xii	Open Shed – Structure is based on Iron Framed Pillars and Tin Shed roof on Top with PCC Flooring Ht. 15' 0"– 2010-11							
	GF	15' 0"	10	7412.0	Rs. 450/-	Rs. 33,35,400/-	Nil	Rs. 33,35,400/-
	Additional cost of Land Development, Boundary wall / Iron Gate, 6 Tank App 18 Lacks Capacity, Garden, Internal RCC & Painted Road Foundation of Machines & Mezzanine Floor Etc.							Rs. 2,00,00,000/-
	Total Construction value							Rs. 14,43,27,500/-
	Say in Round Figures							Rs. 14,43,00,000/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Description		Value by adopting	
Valuation of the Property		GLR Rs.	PMR Rs.
(a)	Land (A)	Rs. 14,14,38,000/=	Rs. 20,14,42,000/=
(b)	Building structure (B)	Rs. 9,33,68,000/=	Rs. 14,43,00,000/=
(c)	Total (A+B)	Rs. 23,48,06,000/=	Rs. 34,57,69,500/=
(d)	Rounded off	Rs. 23,48,00,000/=	Rs. 34,58,00,000/=

ASSESSMENT REPORT

As a result of May appraisal and analysis it is considered opinion that the:		
Present market value of the above property in the condition with aforesaid specification is	Rs. 34,58,00,000.0	Rs. Thirty Four Crore and Fifty Eight Lacs only
Realizable Value of the above property is	Rs. 28,89,00,000/=	Rs. Thirty One Crore Twelve Lacks Only
Distress Value of the above property is	Rs. 25,60,80,000/=	Rs. Twenty Seven Crore Sixty Six Lacs Only
Purchase value of the above property as of is as per sale deed	Please see Sale Deed	

XIV.	DECLARATION: UNDERTAKING	ANNEXURE -IV
	<p>I hereby declare that-</p> <ol style="list-style-type: none"> I am a citizen of India. I will not undertake valuation of any assets in which I have a direct or indirect interest 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. The information furnished in my valuation report dated 03.09.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I /we have no direct or indirect interest in the property valued; I / we have personally inspected the property on 27.07.2020. The work is not sub-contracted to any other valuer and carried out by myself. I / 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 my professional capacity. I /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. I /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. I am registered under Section 34 AB of the Wealth Tax Act, 1957. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report. I have submitted the valuation report (s) directly to the bank. Further, I hereby provide the following information. 	

ASSESSMENT REPORT

S.R No	Particulars	Valuer Comment
1.	Background information of the asset being valued	Industrial Property
2.	Purpose of Valuation and Appointing Authority	SBI, SME Roorki Branch, Haridwar U.K.
3.	Identify of the valuer and any other experts involved in the valuation	M/S R.K. Associates
4.	Disclosure of the valuer interest or conflict, if any	No
5.	Date of Appointment, Valuation date and Date of Report	As per Valuation Report
6.	Inspections and investigations undertaken	27.07.2020
7.	Nature and sources of the information used or relied upon	Local Inquiry at surrounding area
8.	Procedures adopted in carrying out the and valuation standards followed	Yes
9.	Restrictions on use of the report, if any	No
10.	Major factors that were taken into account during the valuation	Physical Verification
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 to the limitations faced by valuer, which shall not be for the purpose of limiting his	Limited up to Fair Prospective Market value assessment of the property as on date
13.	Name of the valuer's & Address	R.K. Agarwal (R.K Associates), Sinzai, Shahjahanpur U.P.
14.	Name of Valuer association of which I am a bonafide member in good standing	Institution of Valuer – Fellowship No. 4804/4315
15.	Wealth Tax Registration No	2303/1988
16.	Signature of Valuer	

Place : Shahjahanpur U.P.

Date 03.09.2020

Total Number of Pages this report

Enclosures:		
a.	Layout plan of the area in which the property is located	Google Map enclosed with coordinates
b.	Building Plan	N.A
c.	Floor Plan	N.A
d.	Photographs of the property being valued	Photographs Attached
e.	Certified copy of approved / Sectioned plan wherever applicable from the concerned office	Map not provide
f.	Google map Location of the property	Attached
g.	Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com,	Details not available at sites

ASSESSMENT REPORT

	makaan.com etc. if available	
h.	Any other relevant documents/extracts	Attached 1. Key Plan 2. Photo Copy of Circle Rate 3. Photographs 4. Google Map



ASSESSMENT REPORT

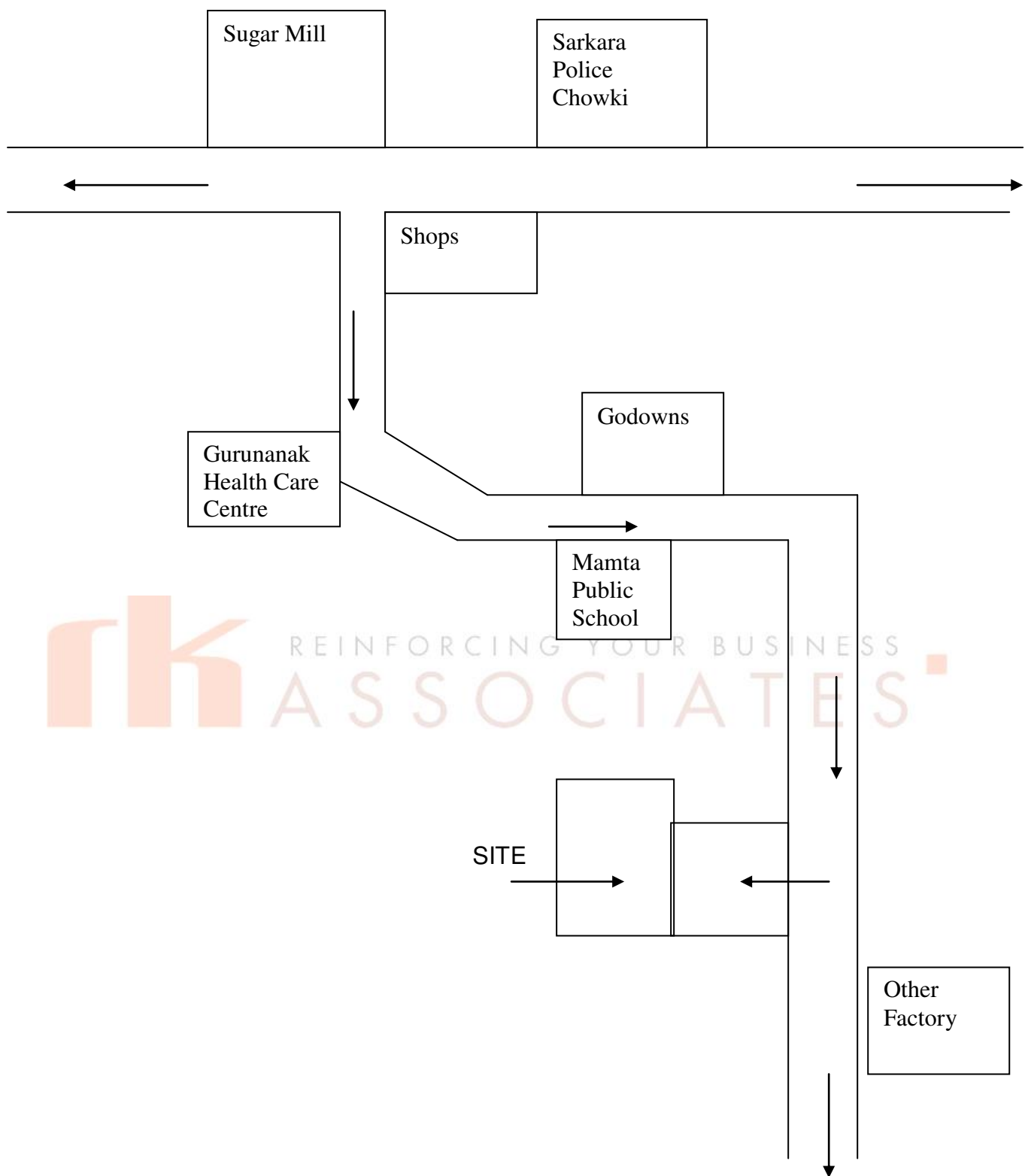
*Note: - "Due to COVID-19 effect and continuing lockdown, there are no enquiries for purchase or sale and no transactions in the real estate market are taking place currently. As per the conversations with local property dealers, they are also not sure how the property market will behave post lockdown. It might take quite some time for the property market to stabilize post lockdown. But they expect the market rates to go down by at least 10% to 15% or maybe even 20% post lockdown. **Therefore to adjust this risk factor** we have taken this deduction on the rates prevailing Pre-Lockdown"*

Also under the section 9.A.xvii (Adopted Rates Justification) please write the following paragraph:

*As per our discussion with local property dealers, we came to know that during this continuing Corona Lockdown period there is no enquiry either for sale or for purchase of any property and no sale/ purchase is taking place since the corona lockdown has started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them above are for the Pre-Lockdown phase. According to them, because of the **economic slowdown**, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve cash instead of investing in property or other fixed assets during such economic prolonged, uncertain and distressful times, the demand for properties is expected to fall very significantly once the Corona Lockdown is lifted. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But **the** actual position would be known **only** once the equilibrium sets in in the real estate market after the lockdown is over.*

Due to this we have taken an additional discounting factor of around 12%-15% on prevailing Pre-Lockdown market rate for arriving at fair market value of the subject property



ASSESSMENT REPORT**KEY – PLAN OF VALUED PROPERTY**

ASSESSMENT REPORT

PHOTOGRAPH OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



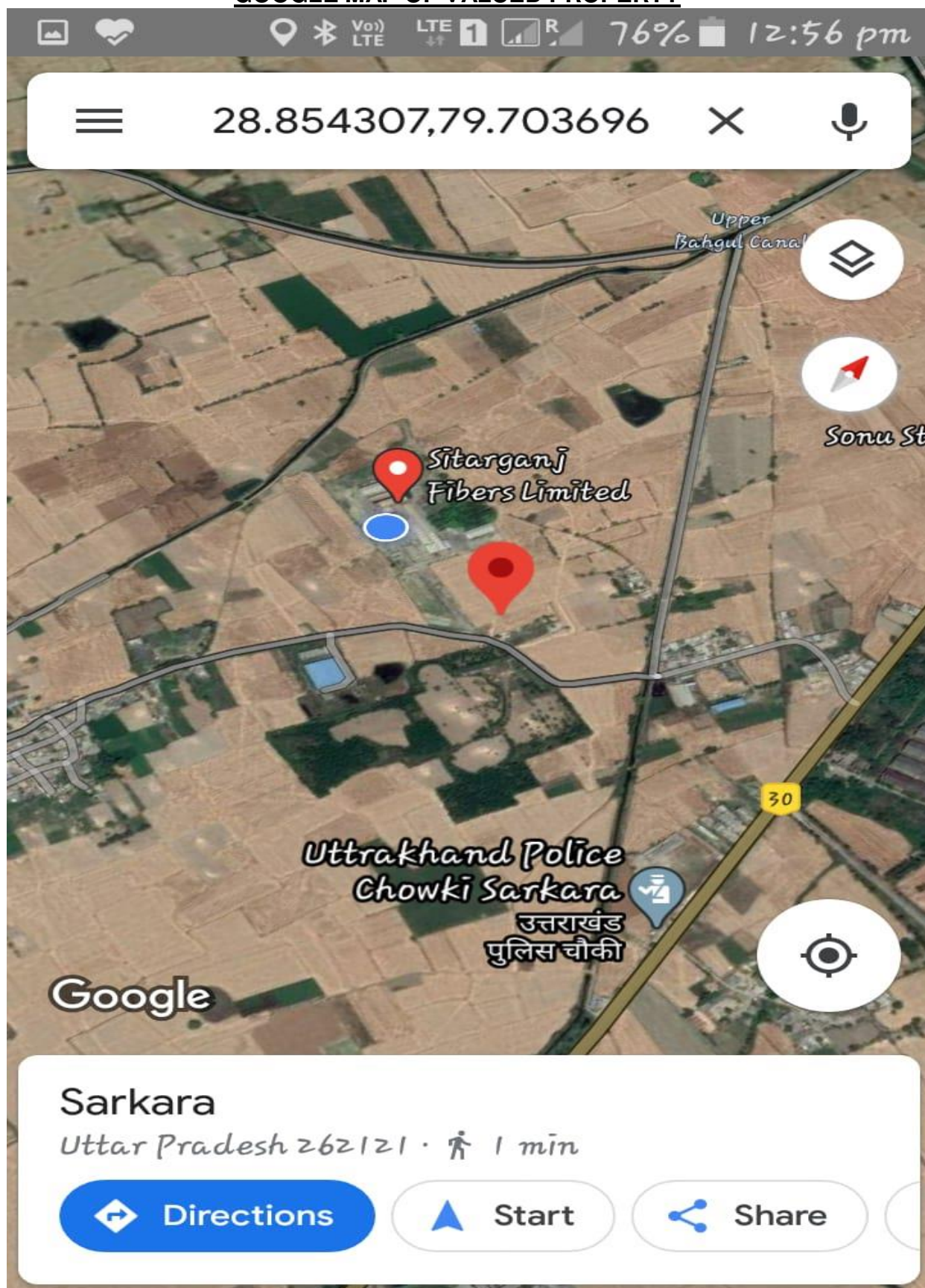
PHOTOGRAPH OF VALUED PROPERTY



ASSESSMENT REPORT

PHOTOGRAPH OF VALUED PROPERTY



ASSESSMENT REPORT**GOOGLE MAP OF VALUED PROPERTY**

ASSESSMENT REPORT

