

REPORT FORMAT: V-L1 (Composite) | Version: 9.0\_2019

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DATED: 26/10/2021

# VALUATION ASSESSMENT OF RESIDENTIAL BUILDER FLOOR

SITUATED AT

ENTIRE GROUND FLOOR, PORTION ON FIRST FLOOR & ENTIRE SECOND FLOOR  
ON PLOT NO. 15, ROAD NO. 4, JAI DEV PARK, PUNJABI BAGH, DELHI - 110026

OWNER/S

MR. NITIN GUPTA S/O. MR. SUKHVIR SINGH GUPTA & MR. NIVAS GUPTA S/O. MR.  
MAI DHAN.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)

- Agency for Specialized Account Monitoring (ASM)
- Project Techno Economic Consultants (PTC)

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, NETAJI SUBHASH PLACE, DELHI

Contact - 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](http://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.

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## VALUATION ASSESSMENT AS PER SBI FORMAT

|                                     |  |
|-------------------------------------|--|
| Name & Address of Branch:           | State Bank Of India, SME Branch, Netaji Subhash Place, Delhi |
| Name of Customer (s)/ Borrower Unit | M/s. Hindustan Pipes Sales Corporation                       |

| I. |   | GENERAL                             |  |                              |                         |
|----|---|-------------------------------------|--|------------------------------|-------------------------|
| 1. | Purpose for which the valuation is made |                                     | For Periodic Re-valuation of the mortgaged property  |                              |                         |
| 2. | a)                                      | Date of inspection                  | 19/10/2021   |                              |                         |
|    | b)                                      | Date on which the valuation is made | 26/10/2021   |                              |                         |
| 3. | List of documents produced for perusal  |                                     | Documents Requested  | Documents Provided           | Documents Reference No. |
|    |   |                                     | Total 04 documents requested.  | Total 01 documents provided. | 01                      |
|    |   |                                     | Agreement to Sell  | Copy of TIR                  | Date : 19.09.2015       |
|    |   |                                     | Allottment Papers  | ----                         | ----                    |
|    |   |                                     | Last paid Municipla Tax receipt  | ----                         | ----                    |
|    |   |                                     | Last paid Electricity Bill   | ----                         | ----                    |
|    |   |                                     | 4.   | Name of the owner/s          |                         |
|    | Address and Phone no. of the owner/s    |                                     | 319, Syndicate House, Inderlok, Delhi - 110030   |                              |                         |
| 5. | Brief description of the property       |                                     | <p>This Valuation report is prepared for residential builder floor situated on the entire ground and second floor admeasuring 161.78 sq.mtr./ 1741.39 sq.ft. respectively and portion of first floor admeasuring 200 sq.ft. / 18.59 sq.mtr.at the aforesaid address as per the copy of TIR provided to us by the bank.</p> <p>For ownership chain of the subject property please refer to the attached Annexure- VI.</p> <p>The subject property consists of entire ground floor and portion of first floor (200 sq.ft. having independent access) is owned by Mr. Nitin Gupta S/o. Mr. Sukhvir Singh Gupta and entire second floor owned by Mr. Nivas Gupta S/o. Mr. Mai Dhan.</p> <p>The overall condition of the property is average and according to the information provided during the site survey the structure was constructed in the year 1980.</p> <p>The subject property can be easily accessed through the main Rohtak road. The subject locality is also well connected with nearest Metro Ashok Park metro station on the green line around 200mtr. away from the subject</p> |                              |                         |



|     |  |   |  |                             |
|-----|--|---|--|-----------------------------|
|     |  | <p>property.</p> <p>The subject property is also located close to the Najafgarh drain.</p> <p>This report only contains general assessment &amp; opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.</p> <p>This is a plain asset valuation based on the documents provided to us and it doesn't cover the inventory (chair, sofa, tables) of the subject office space.</p> |  |                             |
| 6.  | Location of property   |   |  |                             |
|     | a)   | Plot No. / Survey No.   | Plot No.15   |                             |
|     | b)   | Door No.  | Road No. 4   |                             |
|     | c)   | T. S. No. / Village   | Jai Dev Park   |                             |
|     | d)   | Ward / Taluka   | Punjabi Bagh   |                             |
|     | e)   | Mandal / District   | New Delhi  |                             |
|     | f)   | Date of issue and validity of layout of approved map / plan   | Approved map not provided  |                             |
|     | g)   | Approved map / plan issuing authority   | Approved map not provided  |                             |
|     | h)   | Whether genuineness or authenticity of approved map / plan is verified  | Cannot comment as the copy of approved building plans not provided to us |                             |
|     | i)   | Any other comments by our empaneled valuers on authenticity of approved plan  | No   |                             |
| 7.  | Postal address of the property   |   | 4/15, Jai Dev Park, Punjabi Bagh, Delhi - 110026                         |                             |
| 8.  | a)   | City / Town   | Punjabi Bagh, New Delhi  |                             |
|     | b)   | Residential Area  | Yes  |                             |
|     | c)   | Commercial Area   | No   |                             |
|     | d)   | Industrial Area   | No   |                             |
| 9.  | Classification of the area   |   |  |                             |
|     | a)   | High / Middle / Poor  | Middle   |                             |
|     | b)   | Urban / Semi Urban / Rural  | Urban  |                             |
| 10. | Coming under Corporation limit/ Village Panchayat / Municipality   |   | DDA  |                             |
| 11. | Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area |   | NA   |                             |
| 12. | <b>Boundaries of the property</b>  |   |  |                             |
|     | Are Boundaries matched   |   | Yes from the available documents   |                             |
|     | <b>Directions</b>  |   | <b>As per TIR</b>  | <b>Actual found at Site</b> |
|     | North  |   | Plot No. 14  | Plot No. 4/14               |

## VALUATION ASSESSMENT

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|       |              |                      |
|-------|--------------|----------------------|
| South | Plot No. 16  | Plot No. 4/16        |
| East  | Service Lane | Approach Road/ Entry |
| West  | Road         | Approach Road/ Entry |

| 13. | Dimensions of the site   | A   | B                          |
|-----|--|---|----------------------------|
|     |  | As per the Deed   | Actuals                    |
|     | North  | Not mentioned in the documents  | Not measurable at the site |
|     | South  | Not mentioned in the documents  | Not measurable at the site |
|     | East   | Not mentioned in the documents  | Not measurable at the site |
|     | West   | Not mentioned in the documents  | Not measurable at the site |
| 14. | Extent of the site   | Ground Floor – 161.78 sq.mtr. / 1741.39 sq.ft.<br>First Floor – 18.59 sq.mtr. / 200.00 sq.ft.<br>Second Floor - 161.78 sq.mtr. / 1741.39 sq.ft. |                            |
| 15. | Latitude, Longitude & Co-ordinates of Flat                         | 28°40'12.1"N 77°09'04.1"E   |                            |
| 16. | Extent of the site considered for valuation (least of 13 A & 13 B) | Ground Floor – 161.78 sq.mtr. / 1741.39 sq.ft.<br>First Floor – 18.59 sq.mtr. / 200.00 sq.ft.<br>Second Floor - 161.78 sq.mtr. / 1741.39 sq.ft. |                            |
| 17. | Whether occupied by the owner / tenant?                            | Owner   |                            |
|     | If occupied by tenant, since how long?                             | NA  |                            |
|     | Rent received per month.   | NA  |                            |

| II. APARTMENT BUILDING |  |   |
|------------------------|--|---|
| 1.                     | Nature of the Apartment                  | 3 (Ground + First + Second Floor)                     |
| 2.                     | Location                                 |   |
| 3.                     | a) T. S. No.                             | Plot No. 15   |
|                        | b) Block No.                             | Road No. 4  |
|                        | c) Ward No.                              | Jai Dev Park  |
|                        | d) Village/ Municipality / Corporation   | DDA – West Punjabi Bagh                               |
|                        | e) Door No., Street or Road (Pin Code)   | Punjabi Bagh - 110020                                 |
| 4.                     | Description of the locality              | Residential   |
| 5.                     | Year of Construction                     | Approx. 1980 as per the document.                     |
| 6.                     | Number of Floors                         | 3 (Ground + First + Second Floor)                     |
| 7.                     | Type of Structure                        | RCC framed pillar, beam, column structure on RCC slab |
| 8.                     | Number of Dwelling units in the building | No such information provided during the site survey   |
| 9.                     | Quality of Construction                  | Good  |
| 10.                    | Appearance of the Building               | Average   |
| 11.                    | Maintenance of the Building              | Average   |
| 12.                    | Facilities Available                     |   |
| 13.                    | a) Lift                                  | No  |
|                        | b) Protected Water Supply                | Yes   |
|                        | c) Underground Sewerage                  | Yes   |
|                        | d) Car Parking - Open/ Covered           | Yes - Open  |
|                        | e) Is Compound wall existing?            | Yes   |
|                        | f) Is pavement laid around the Building  | Yes   |
| III. BUILDER FLOOR     |  |   |
| 1.                     | The floor on which the Unit is situated  | Ground + First + Second Floor                         |
| 2.                     | Door No. of the Unit                     | --  |
|                        | Specifications of the Unit               | Residential Builder Floors                            |



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|     |    |   |  |
|-----|----|---|--|
| 3.  | a) | Roof  | RCC  |
|     | b) | Flooring  | Simple marble  |
|     | c) | Doors   | Wooden frame & panel doors   |
|     | a) | Windows   | Wooden frame with glass panel windows  |
|     | b) | Fittings  | Internal Normal quality fittings used  |
|     | c) | Finishing   | Simple Plastered Walls   |
| 4.  | a) | House Tax   | No details provided to us  |
|     |    | Assessment No.  | No details provided to us  |
|     | b) | Tax paid in the name of                                 | No details provided to us  |
|     |    | Tax amount  | No details provided to us  |
| 5.  | a) | Electricity Service Connection no.                      | No details provided to us  |
|     | b) | Meter Card is in the name of                            | No details provided to us  |
| 6.  |    | How is the maintenance of the Unit?                     | Average  |
| 7.  |    | Sale Deed executed in the name of                       | Ownership of Entire Ground Floor & Part of First Floor – Mr. Nitin Gupta and Entire Second Floor - Mr. Nivas Gupta (As per the copy of TIR provided to us) |
| 8.  |    | What is the undivided area of land as per Sale Deed?    | NA   |
| 9.  |    | What is the plinth area of the Unit?                    | Not Provided   |
| 10. |    | What is the floor space index (app.)                    | No details provided to us  |
| 11. |    | What is the Carpet Area of the Unit?                    | Ground Floor – 161.78 sq.mtr. / 1741.39 sq.ft.<br>First Floor – 18.59 sq.mtr. / 200.00 sq.ft.<br>Second Floor - 161.78 sq.mtr. / 1741.39 sq.ft.            |
| 12. |    | Is it Posh/ I class / Medium / Ordinary?                | Within urban developing zone   |
| 13. |    | Is it being used for Residential or Commercial purpose? | Residential Purpose  |
| 14. |    | Is it Owner-occupied or let out?                        | Owner Occupied   |
| 15. |    | If rented, what is the monthly rent?                    | NA   |

| IV MARKETABILITY |   |  |
|------------------|---|--|
| 1.               | How is the marketability?   | Property is located in developing area   |
| 2.               | What are the factors favoring for an extra Potential Value?   | No   |
| 3.               | Any negative factors are observed which affect the market value in general?   | No ---   |
| V RATE           |   |  |
| 1.               | After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas) | <p>The above mentioned property is a residential builder floor property, hence the dealers have quoted price between Rs.1.7 Cr. To Rs.2.0 Cr. for property on the ground floor, which calculates to around Rs.9,000/- to Rs.11,000/- per sq.ft.</p> <p>Dealer have quoted a price of Rs.1.5 Cr to Rs.1.7 Cr for property on the first and second floor which calculates to around Rs.8,000/- to Rs.10,000/- per sq.ft.</p> <p>Therefore we have considered a rate of Rs.9,500/- per sq.ft. for ground floor and Rs.8,500/- per sq.ft. on the first and second floor.</p> |
| 2.               | Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with  | Not applicable since the valuation is done by Comparable Market Rate Approach  |



**VALUATION ASSESSMENT**
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|    |  |   |
|----|--|---|
|    | the specifications and other factors with the Unit under comparison (give details).      |   |
| 3. | Break - up for the rate  |   |
|    | i. Building + Services   | Cannot separate in these components since only composite rate available in the market |
|    | ii. Land + Others  | NA  |
| 4. | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | <b>Rs.2,60,68,020/-</b>   |

| VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION |   |   |
|--|---|---|
| a.   | Depreciated building rate                                 |   |
|  | Replacement cost of Unit with Services {V (3)i}           | Not applicable separately since the composite rates available in the market take care of this aspect inherently |
|  | Age of the building                                       | Approx. 40 years as per information provided to us  |
|  | Life of the building estimated                            | Approx. 60 to 65 years, subjected to timely maintenance   |
|  | Depreciation percentage assuming the salvage value as 10% | Not applicable separately since the composite rates available in the market take care of this aspect inherently |
|  | Depreciated Ratio of the building                         | Not applicable separately since the composite rates available in the market take care of this aspect inherently |
| b.   | Total composite rate arrived for valuation                |   |
|  | Depreciated building rate VI (a)                          | Not applicable separately since the composite rates available in the market take care of this aspect inherently |
|  | Rate for Land & other V (3)ii                             | Not applicable separately since the composite rates available in the market take care of this aspect inherently |
|  | Total Composite Rate                                      | <b>Rs.3,30,00,000/-</b>   |

| VII DETAILS OF VALUATION |  |   |  |  |
|--------------------------|--|---|--|--|
| Sr. No.                  | Description  | Qty.  | Rate per unit Rs.  | Estimated Value Rs.  |
| 1.                       | Present value of the Unit (incl. car parking, if provided) | 01  | <b>For residential builder floor</b><br><b>Ground Floor -</b><br>Rs.9,000/- to Rs.11,000/- per sq.ft.<br><br><b>First and Second Floor -</b><br>Rs.8,000/- to Rs.10,000/- per sq.ft. | <b>Ground Floor –</b><br>Rs.1,56,72,510/- to Rs.1,91,55,290/-<br><br><b>First and Second Floor -</b><br>Rs.1,39,31,120/- to Rs.1,75,00,000 |
| 2.                       | Wardrobes  | The composite rate for the property available in the market and according to which this property has been valued is inherently inclusive of all these components and these are not valued separately. The valuation is done on comparable market rate approach and hence these items cannot be valued separately to arrive at the market value of the property. |  |  |
| 3.                       | Showcases  |   |  |  |
| 4.                       | Kitchen Arrangements                                       |   |  |  |
| 5.                       | Superfine Finish   |   |  |  |
| 6.                       | Interior Decorations                                       |   |  |  |
| 7.                       | Electricity deposits/ electrical fittings, etc.,           |   |  |  |
| 8.                       | Extra collapsible gates / grill works etc.,                |   |  |  |
| 9.                       | Potential value, if any                                    |   |  |  |
| 10.                      | Others   |   |  |  |





|     |              |    |  |  |
|-----|--------------|----|--|--|
| 11. | <b>Total</b> | 01 | <b>Ground Floor –</b><br>Rs.9,500/- per sq.ft.<br><b>First and Second Floor -</b><br>Rs.8,500/- per sq.ft. | <b>Ground Floor -</b><br>Rs.1,65,43,205/-<br><b>First and Second Floor-</b><br>Rs.1,48,01,815/- +<br>Rs.17,00,000/- =<br>Rs.1,65,01,815/-<br><b>Total = Rs.3,30,45,020/-</b> |
|-----|--------------|----|--|--|

| VII.  | VALUATION ASSESSMENT   |  |                              |                                  |                                 |
|-------|--|--|------------------------------|----------------------------------|---------------------------------|
| A.    | ASSESSMENT FACTORS   |  |                              |                                  |                                 |
| i.    | Valuation Type   | Built-up unit value (sold-purchased as a separate dwelling unit)   |                              |                                  | Residential Builder Floor Value |
| ii.   | Scope of the Valuation   | Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.  |                              |                                  |                                 |
| iii.  | Property Use factor  | Current Use  |                              | Highest & Best Use               |                                 |
|       |  | Residential  |                              | Residential                      |                                 |
| iv.   | Legality Aspect Factor   | Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services.<br>Verification of authenticity of documents from originals or cross checking from any Govt. deptt. Have to be taken care by Legal expert/ Advocate. |                              |                                  |                                 |
| v.    | Land Physical factors  | Shape  | Size                         | Level                            | Frontage to depth ratio         |
|       |  | Not Applicable   | Not Applicable               | Not Applicable                   | Not Applicable                  |
| vi.   | Property location category factor  | City Categorization  | Locality Categorization      | Property location classification | Floor Level                     |
|       |  | Metro City   | Good                         | Near to Metro Station            | GF + FF + SF                    |
|       |  | Urban developing   | Within urban developing zone | Good location within locality    |                                 |
|       |  |  |                              | None                             |                                 |
|       |  | Property Facing  | East Facing                  |                                  |                                 |
| vii.  | Any New Development in surrounding area  | Plot No. 4/16 is under construction.   |                              | NA                               |                                 |
| viii. | Any specific advantage/ drawback in the property                                   | The subject locality is in developing area and are located near to 2 metro lines i.e. Pink line and green line and is also located near to Mahatma Gandhi Marg.<br>Drawback – The subject property is located near to Najafgarh Drain which is around 200mtr.  |                              |                                  |                                 |
| ix.   | Property overall usability Factor  | Good   |                              |                                  |                                 |
| x.    | Comment on Property Salability Outlook   | Easily sellable  |                              |                                  |                                 |
| xi.   | Comment on Demand & Supply in the Market   | Good demand of such properties in the market   |                              |                                  |                                 |
| xii.  | Any other aspect which has relevance on the value or marketability of the property | Property is located in developing area   |                              |                                  |                                 |
|       |  | Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed   |                              |                                  |                                 |



|       |  |   |
|-------|--|---|
|       |  | <p>shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>  |
| xiii. | Sale transaction method assumed              | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.   |
| xiv.  | Best Sale procedure to realize maximum Value | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.   |
| xv.   | Methodology/ Basis of Valuation              | <p><b>Govt. Guideline Value: Circle Rate - Delhi Year-2021-22</b></p> <p><b>Market Value: Market Comparable Sales approach</b></p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market researches and does not split into formal &amp; informal payment components.</i></p> <p><i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</i></p> |





*This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.*

*The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.*

*Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.*

*Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.*

*This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.*

**Fair Market Value<sup>#</sup>** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

*Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.*

**Realizable Value<sup>^</sup>** is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

**Forced/ Distress Sale Value<sup>\*</sup>** is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore



the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

**Difference between Cost, Price & Value:** Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning, premise and also having different definitions in the professional & legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. Needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

xvi. References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)

|    |                                     |   |
|----|-------------------------------------|---|
| 1. | Name:                               | Kamal Property  |
|    | Contact No.:                        | +91-9999781095  |
|    | Nature of reference:                | Property Consultant   |
|    | Size of the Property:               | Around 200 sq.yds.  |
|    | Location:                           | Punjabi Bagh near Manohar Park  |
|    | Rates/ Price informed:              | Builder Floor<br>Rs.1.7 Cr to Rs.2.0 Cr ( Ground Floor)<br>Rs.1.5 Cr to Rs. 1.7 Cr ( First and Second Floor)  |
|    | Any other details/ Discussion held: | As per discussion with dealer we came to know that the rates are depend upon the size, accessibility and floor on which builder floor property is available and rates for similar property in old building lies between Rs.1.7 Cr to Rs.2.0 Cr on Ground Floor and Rs.1.5 Cr to Rs. 1.7 Cr on First and Second Floor. |
|    |                                     |   |
|    |                                     |   |
|    |                                     |   |
|    |                                     |   |
|    |                                     |   |
|    |                                     |   |
| 2. | Name:                               | Sahayog Properties  |
|    | Contact No.:                        | +91-9958061188  |
|    | Nature of reference:                | Property Consultant   |
|    | Size of the Property:               | Around 200 sq.yds.  |
|    | Location:                           | Punjabi Bagh near Manohar Park  |
|    | Rates/ Price informed:              | Builder Floor<br>Rs.1.7 Cr to Rs.2.0 Cr for old buildings   |



|       |  |  |   |
|-------|--|--|---|
|       |  |  | Rs.2.0 Cr to Rs. 2.5 Cr for new building  |
|       |  | Any other details/<br>Discussion held:   | As per discussion with dealer we came to know that the rates are depend upon the size, accessibility and floor on which builder floor property is available and rates for similar property in old building lies between Rs.1.7 Cr to Rs.2.0 Cr and Rs.2.0 Cr to Rs.2.5 Cr for builder floor property in new building. |
|       | 3.   | Name:  | NA  |
|       |  | Contact No.:   | NA  |
|       |  | Nature of reference:   | NA  |
|       |  | Size of the Property:  | NA  |
|       |  | Location:  | NA  |
|       |  | Rates/ Price informed:   | NA  |
|       |  | Any other details/<br>Discussion held:   | NA  |
|       | <b>NOTE:</b> The given information above can be independently verified to know its authenticity. |  |   |
| xvii. | Adopted Rates<br>Justification   | <p>As per our discussion with market participants &amp; habitants of the subject locality we came to now the following information: -</p> <ol style="list-style-type: none"> <li>1. The market rates for residential builder floor properties will depend upon the size, floor level, location of the property.</li> <li>2. The asking price for residential independent floor in the subject locality ranges between Rs.1.7Cr to Rs.2.0 Cr for property on old buildings and Rs.2.0Cr to Rs.2.5Cr for property on new buildings depending upon size, floor level, location, accessibility and parking facility of the subject property.</li> <li>3. The subject locality is a developing residential locality in Punjabi Bagh which is approached through Rohtak Road.</li> <li>4. Nearest metro station is Ashok Park on green line and Punjabi Bagh West on pink line which is around 200mtr. to 500mtr. respectively away from the subject locality.</li> <li>5. The subject locality is located close to Najafgarh drain.</li> <li>6. The demand for residential builder floor in the subject locality is good as it is a developing residential locality with easy accessibility to civic amenities and metro connectivity.</li> </ol> <p>Hence taking into consideration all these factors like size, floor, parking facilities and market condition, we are of the view that the appropriate rate range for such a property can be considered between Rs.9,000/- to Rs.11,000/- per sq.ft. for builder floor property on the ground floor and Rs.8,000/- to Rs.10,000/- per sq.ft. for property on the first and second floor, and for the valuation purpose we have adopted <b>Rs.9,500/- per sq.ft.</b> on ground floor and <b>Rs.8,500/- per sq.ft.</b> on first and second floor which appears to be reasonable in our view.</p> |   |



| B.   |   | VALUATION CALCULATION   |                             |  |
|------|---|---|-----------------------------|--|
| a.   |   | GUIDELINE/ CIRCLE VALUE   |                             |  |
| i.   | Land Value (Not considered since this is a built-up unit valuation) | Total Land Area considered as per documents/ site survey<br>(whichever is less) | Prevailing Rates Range      | Rates adopted<br>(considering all characteristics& assessment factors of the property) |
|      |   | NA  | NA                          | NA   |
|      | Total Land Value (a)  | NA  |                             |  |
|      |   | NA  |                             |  |
| ii.  | Built-up Dwelling Unit Value  | Built-Up unit value   |                             |  |
|      |   | Structure Type  | Construction category       | Age Factor   |
|      |   | RCC framed pillar, beam, column structure on RCC slab                           | Class B construction (Good) | Construction older than 15 years and above   |
|      |   | Rate range  | Rate adopted                | Plinth Area  |
|      |   | NA  | NA                          | Ground Floor –<br>161.78 sq.mtr. / 1741.39 sq.ft.                                      |
|      |   |   |                             | First Floor –<br>18.59 sq.mtr. / 200.00 sq.ft.   |
|      | Second Floor -<br>161.78 sq.mtr. / 1741.39 sq.ft.                   |   |                             |  |
|      | Total Built-up Dwelling Unit Value (b)                              | NA  |                             |  |
| NA   |   |   |                             |  |
| iii. | TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)                           | Rs.2,60,68,020/-  |                             |  |

| b.  |   | INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE                              |                             |   |
|-----|---|---|-----------------------------|---|
| i.  | Land Value (Not considered since this is a built-up unit valuation) | Total Land Area considered as per documents/ site survey<br>(whichever is less) | Prevailing Rates Range      | Rate adopted<br>(considering all characteristics& assessment factors of the property) |
|     |   | NA  | NA                          | NA  |
|     | Total Land Value (a)  | NA  |                             |   |
|     |   | NA  |                             |   |
| ii. | Built-up Dwelling Unit Value  | Built-Up unit value   |                             |   |
|     |   | Structure Type  | Construction category       | Structure Condition   |
|     |   | RCC framed pillar, beam, column structure on RCC slab                           | Class B construction (Good) | Good  |



|       |  | Age Factor   | Plinth Area   |
|-------|--|--|---|
|       |  | Construction older than 15 years and above   | <b>Ground Floor –</b><br>161.78 sq.mtr. / 1741.39 sq.ft.<br><b>First Floor –</b><br>18.59 sq.mtr. / 200.00 sq.ft.<br><b>Second Floor –</b><br>161.78 sq.mtr. / 1741.39 sq.ft. |
|       |  | Rate range   | Rate adopted  |
|       |  | <b>Ground Floor -</b> Rs.9,000/- to Rs.11,000/- per sq.ft.<br><br><b>First and Second Floor -</b> Rs.8,000/- to Rs.10,000/- per sq.ft  | <b>Ground Floor –</b><br>Rs.9,500/- per sq.ft.<br><br><b>First and Second Floor -</b><br>Rs.8,500/- per sq.ft.  |
|       | <b>Total Built-up Dwelling Unit Value Value (b)</b>  | <b>Ground Floor –</b><br>1741.39 sq.ft. X Rs.9,500/- per sq.ft. = Rs.1,65,43,205/-<br><b>First Floor –</b><br>200 sq.ft. X Rs.8,500/- per sq.ft. = Rs.17,00,000/-<br><b>Second Floor –</b><br>1741.39 sq.ft. X Rs.8,500/- per sq.ft. = Rs.1,48,01,815/-<br><b>Rs.3,30,45,020/-</b>   |   |
| iii.  | <b>TOTAL VALUE: (a+b+c+d+e)</b>  |  | <b>Rs.3,30,45,020/-</b>   |
| iv.   | <b>Additional Premium if any</b>   | --   |   |
|       | <b>Details/ Justification</b>  | --   |   |
| v.    | <b>Deductions charged if any</b>   | --   |   |
|       | <b>Details/ Justification</b>  | --   |   |
| vi.   | <b>TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE<sup>#</sup>: (vi+vii+viii)</b> |  | <b>Rs.3,30,45,020/-</b>   |
| vii.  | <b>ROUND OFF</b>   |  | <b>Rs.3,30,00,000/-</b>   |
| viii. | <b>IN WORDS</b>  |  | <b>Rupees Three Crore Thirty Lakhs Only</b>   |
| ix.   | <b>EXPECTED REALIZABLE/ FETCH VALUE<sup>^</sup> (@ ~15% less)</b>                          |  | <b>Rs.2,80,50,000/-</b>   |
| x.    | <b>EXPECTED FORCED/ DISTRESS SALE VALUE<sup>*</sup> (@ ~25% less)</b>                      |  | <b>Rs.2,47,50,000/-</b>   |
| xi.   | <b>VALUE FOR THE INSURANCE PURPOSE</b>   |  | <b>NA</b>   |
| xii.  | <b>Justification for more than 20% difference in Market &amp; Circle Rate</b>              | 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   |   |
| xiii. | <b>Concluding comments &amp; Disclosures if any</b>  | 1. The subject property is a residential builder floor located on entire Ground Floor portion of first floor (200 sq.ft. with independent access) and entire second floor.<br>2. The subject property is located close to Najafgarh Drain.<br>3. 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.

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






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

Home > Property in New Delhi > Punjabi Bagh East > Builder Floor for Sale in Punjabi Bagh East > 4 BHK > 2300 Sq.ft

Property ID: 34760757





**4 BHK Builder Floor**  
for sale in Punjabi Bagh East, New Delhi

**₹ 2.25 Cr**    2300 Sq.ft    4 BHK  
₹ 9783 / sqft    Carpet Area    3 Bathrooms

Amenities will be updated soon

Owner:  
Omprakash Sachdeva

[Contact Owner](#)    [Save for Later](#)    

|  |  |   |
|--|--|---|
| Bedrooms<br>4 <a href="#">See Dimensions</a> | Bathrooms<br>3                             | Balcony<br>1  |
| Super area<br>2500 sqft •<br>₹ 9,000/sqft    | Carpet area<br>2300 sqft •<br>₹ 9,783/sqft | Loading <br>8% |

☐ Owner  
Omprakash Sachdeva  
+91-99XXXXXX63  
[Save for Later](#)

ENCLOSURE: III – GOOGLE MAP LOCATION





ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY

















ENCLOSURE: V- COPY OF CIRCLE RATE

## Delhi Online Registration Information System

Govt. of N.C.T. Delhi

### e-Circle Rate Calculator

|                                      |   |  |                     |
|--------------------------------------|---|--|---------------------|
| Deed Name                            | SALE  | Sub-Deed Name                                      | SALE WITHIN MC AREA |
| Locality/Village                     | Punjabi Bagh  |  |                     |
| Category of Locality                 | C   |  |                     |
| Select Gender(Second Party)          | Male  | Consideration Amount of Present Transfer ₹         | 30000000            |
| Property Type                        | Flats   | Sub Property Type                                  | Residential         |
| Type of Flats                        | Private Builder Flat  |  |                     |
| Plinth Area (In Sq.M)                | 342.1   | Minimum Builtup Rate@Multiplicative Factor: 1.25 R | 76200.00            |
| Is Parking Present ?                 | <input checked="" type="radio"/> Yes <input type="radio"/> No |  |                     |
| Floors in Building greater than four | No  |  |                     |

### Calculation Parameters

Show Hide

Minimum Value R

26068020

Total Plinth Area \* Minimum Builtup Rate \* Multiplicative Factor

342.1\*60960\*1.25

Stamp Duty @6% R

1564081.2

According to Minimum Builtup Rate

Final Stamp Duty R

1800000

Calculated on Consideration Amount of Present Transfer- 30000000 (Consideration amount \* Minimum Builtup Rate)

### Fees/Stamp Duty Details

Land/Floor Value :

0

Structure Value :

0

Minimum Value :

26068020

Total Stamp Duty :

1800000

Registration Fees :

300000

Print

**ANNEXURE: VI- OWNERSHIP CHAIN AS PER TIR****AFFIDAVIT**

I - Sh Nitin Gupta S/o Sh Sukhvir Singh Gupta For Entire Ground Floor AND 200 Sq Ft on First Floor AND Sh Sri Nivas Gupta S/o Mai Dhan For Entire Second Floor Guarantor of M/s Vardhman Estates Ltd Regd Off AH -31, Shalimar Bagh, Delhi.

On dated 31.05.1965 a Sale deed executed by Sh Surender Dev Gaur And Sh Shashank Dev Gaur S/o Pt Jai Dev Sharma in favour of Sh Mai Dhan AND Sh Sham Lal S/o Late Bhoj Raj in respect of plot No-15, admeasuring area 300 Sq yds Jai Dev Park, New Delhi. The Sale deed had been duly registered in the office of Sub- Registrar II, Delhi Vide Registered No. 6513 Addl. Book-1, Vol 1317, Page 102-106, dated 31.05.1965

| <b>Bounded as :</b> | <b>Dimension</b> |
|---------------------|------------------|
| East-service lane   | 33'1"            |
| West-road           | 33'0"            |
| North-plot no 14    | 102'6"           |
| South-plot no-16    | 110'5"           |

**AS PER PARTITION DEED 30.12.1996 SETTLEMENT AS :**

Later on PARTITION Deed executed on 30<sup>th</sup> day of December 1996, BETWEEN (1) Smt. SAVITRI DEVI W/o. Late Mai Dhan, (2) Shri SUKHVIR SINGH GUPTA, (3) Shri SRI NIVAS GUPTA & (4) Shri INDER BHUSHAN GUPTA all sons of late Mai Dhan, residents of 4 / 15, Jaidev Park, New Delhi - 26, and Shri SHAM LAL son of late Bhoj Raj resident of 4 / 15, Jaidev park, New Delhi - 26 in respect of plot No-15, admeasuring area 300 Sq yds Jai Dev Park, New Delhi. The Partition deed had been duly registered in the office of Sub- Registrar II, Delhi Vide Registered No. 16008 Addl. Book-1, Vol 8640, Page 52-66, dated 30.12.1996.

That the 'eastern portion' shown in GREEN color in the plan annexed herewith alongwith freehold land underneath measuring 161.78 Sq. Mts. has fallen to the exclusive share of the first party Smt. Savitri Devi and her three sons namely S / Shri Sukhvir Singh Gupta, Sri Nivas Gupta & Inder Bhushan Gupta, who will hold the same forever as exclusive owner and the that the Western Portion admeasuring area 164.29Sq mtr shown in Red Colour in plan fvg Shri Sham Lal.

**AS PER DEED OF PARTITION 14 DAY OF MARCH 1997**

And whereas DEED OF PARTITION executed on 14 day of March 1997, executed BETWEEN (1) Shri SUKHVIR SINGH GUPTA, (2) Shri SRI NIVAS GUPTA both sons of late Mai Dhan & (3) Smt. SAVITRI DEVI W/o. late Mai Dhan all residents of 4/15 Jaidev Park, New Delhi.

AND

Shri INDER SINGH GUPTA S/o late Mai Dhan,

THUS now the First Party and the Second Party are the joint - owners / co - owners in eastern portion of freehold property bearing No. 15, on Road No. 4, area measuring 161.78 Sq. Mts., situated in the approved residential colony known as JAI DEV PARK, New Delhi, bounded on its four sides as under :-

NORTH : Plot No. 14.  
 SOUTH : Plot No. 16.  
 EAST : Service Lane  
 WEST : Remaining portion of P. No. 4 / 15

The entire Ground Floor and portion on First Floor covered area 200 Sq ft along with Terrace rights fallen in the Share of (1) Shri SUKHVIR SINGH GUPTA, (2) Shri SRI NIVAS GUPTA both sons of late Mai Dhan & (3) Smt. SAVITRI DEVI W/o. late Mai Dhan

AND the Remaining First Floor portion covered area 727 Sq ft along with proportionate share out of 161.78 Sq mts. has fallen in the share of Shri INDER SINGH GUPTA S/o late Mai Dhan. The Partition deed had been duly registered in the office of Sub- Registrar II, Delhi Vide Registered No. 2139 Addl. Book-1, Vol 8709 Page 93-102, dated 14.03.1997.

And whereas A Family Will executed by Smt. SAVITRI DEVI W/o. late Mai Dhan in favour of her two Son Sh. Sukhvir Singh Gupta AND Sri Niwas Gupta both S/o Mai Dhan in respect of her proportionate share of said Property.

Smt Savitri Devi expired and said will enforce fvg her Son Sh. Sukhvir Singh Gupta AND Sri Niwas Gupta both S/o Mai Dhan





Later on Sh Sukhvir Singh Gupta Expired and leaving behind three legal Heir namely

1. Smt Shakuntal W/o Sukhvir Singh Gupta
2. Smt Anshu Singhal D/o Sukhvir Singh Gupta
3. Sh Nitin Gupta S/o Late Sukhbir Singh Gupta

And Whereas a Relinquishment deed executed in favour of Nitin Gupta in respect of entire Ground Floor and portion on First Floor covered area 200 Sq ft along with Terrace rights for their share .


Hence as per chain Sh Nitin Gupta S/o Sh Sukhvir Singh Gupta **For Entire Ground Floor AND 200 Sq Ft on First Floor AND Sh Sri Nivas Gupta S/o Mai Dhan For Entire Second Floor are exclusive share holder /owner of the property .**

1. we further state the said property is not subject to any achievement and Process of the court is subject matter of my litigation pending before any court.
2. That we further state that the said property is also not under requisition or acquisition by any Government or any authority and is not affected by any Government or any authority and is not by affected scheme of alignment.
3. That we further State that I have not sold the property to any person and has Neither encumbered on created any third party right in relation to the above Property .
4. That we have further given on undertaking that in future will not sale part of property , encumber or created any third party right in relation to the above property.
5. That we further undertake that I deposit the all original document to the Bank directly for the aforesaid property.

DEPONENT

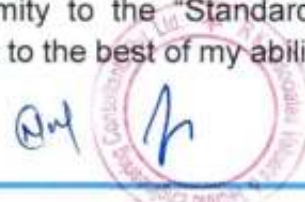
**Verification:-**

Verified at Delhi on this \_\_\_\_\_ Day of \_\_\_\_\_, that the contents of my above affidavit are true and correct to the best of my knowledge and nothing material has been concealed there from .




**ANNEXURE: VII- 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 26/10/2021 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 Engineer/ surveyor Mr. Harshit Mayank have personally inspected the property on 19/10/2021 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 a residential builder floor property situated on the entire ground and second floor admeasuring 161.78 sq.mtr./ 1741.39 sq.ft. each and portion of first floor admeasuring 200 sq.ft. / 18.59 sq. mtr. located at aforesaid 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            | <b>Survey Analyst: AE Harshit Mayank</b><br><b>Engineering Analyst: AE Nikhil Rajan</b><br><b>Valuer / Reviewer: (HOD Engg.)</b>  |                   |
| 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                            | <b>Date of Appointment:</b>   | <b>19/10/2021</b> |
|        |   | <b>Date of Survey:</b>  | <b>19/10/2021</b> |
|        |   | <b>Valuation Date:</b>  | <b>26/10/2021</b> |
|        |   | <b>Date of Report:</b>  | <b>26/10/2021</b> |
| 6.     | Inspections and/or investigations undertaken                                      | Yes, by our authorized Survey Engineer Harshit Mayank bearing knowledge of that area on 19/10/2021. Property was shown and identified by owners representative (Mr. Nitin 9873342538) had assisted the surveyor   |                   |
| 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 | Market Comparable Sales 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 of these points   |                   |

|     |   |  |
|-----|---|--|
|     |   | <p>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 &amp; void.</p> <p>This report only contains general assessment &amp; 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: 26/10/2021****Place: Noida****Signature**

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





## ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

---

### Integrity and Fairness

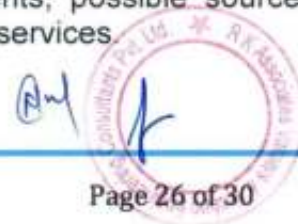
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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





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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/





itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

Signature of the Valuer: 

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

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

Date: 26/10/2021

Place: Noida





## ENCLOSURE: VI – VALUER'S REMARKS

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|-----|---|
| 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 property prevailing in the market based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.   |
| 6.  | This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.  |
| 7.  | Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.   |
| 8.  | Getting cizra map or coordination with revenue officers for site identification is not done at our end.   |
| 9.  | Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.  |
| 10. | In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided. |
| 11. | If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect.  |
| 12. | Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and  |



## VALUATION ASSESSMENT

M/S. HINDUSTAN PIPES SALES CORPORATION

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|     | 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 <b>30 DAYS</b> . 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 <b>valuers@rkassociates.org</b> 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 <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.  |
| 21. | This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.  |
| 22. | R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.   |

