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VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
CIN : U74140DL2014PTC272484

REPORT FORMAT: V-L1 (Basic) | Version: 8.0_2019

FILE NO. VIS(2021-22)-PL629-Q151-545-687 **DATED:15/11/2021**

VALUATION ASSESSMENT

OF

COMMERCIAL PROPERTY

SITUATED AT

ENTIRE GROUND FLOOR, PORTION D, MUNICIPAL NO. 11099, WARD NO. XIV, KHASRA NO. 158/71, BLOCK D, SHIDIPURA, DORIWALAN, KAROL BAGH, NEW DELHI.

OWNER/S

MR. GOVIND RAJGARHIA S/O LATE MR. DEEP CHAND RAJGARHIA

A/C: M/S. OVERNITE EXPRESS LIMITED

REPORT PREPARED FOR

IFCI VENTURE CAPITAL FUNDS LTD.

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

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

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

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

ASSET/ PROPERTY UNDER VALUATION

SITUATED AT

ENTIRE GROUND FLOOR, PORTION D, MUNICIPAL NO. 11099, WARD NO. XIV, KHASRA NO. 158/71, BLOCK D, SHIDIPURA, DORIWALAN, KAROL BAGH, NEW DELHI.

VALUATION ASSESSMENT AS PER RKA FORMAT

Name & Address of Branch:	IFCI Venture Capital Funds Ltd.
Name of Customer (s)/ Borrower Unit	M/s. Overnite Express Limited

1.	**Customer Details**				
i.	Name of the Owner's	Mr. Govind Rajgarhia S/O Late Mr. Deep Chand Rajgarhia			
ii.	Application No.	NA			
2.	**Property Details**				
i.	Address	Entire Ground Floor, Portion D, Municipal No. 11099, Ward No. Xiv, Khasra No. 158/71, Block D, Shidipura, Doriwalan, Karol Bagh, New Delhi.			
ii.	Nearby Landmark	Village Prem Dhaba / D. Mart			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 28°39'20.9"N 77°11'58.8"E			
iv.	Independent access to the property	Clear independent access is available			
v.	Type of ownership	Single ownership			
vi.	Constitution of the Property	Free Hold			
vii.	Is the property merged or colluded with any other property	Yes			
		Comments:The subject property is merged with the adjacent property bearing No. 11099/C			
3.	**Document Details**	**Status**	**Name of Approving Auth.**	**Approval No.**	
i.	Layout Plan	Available	DDA	-----	
ii.	Building plan	Available	DDA	-----	
iii.	Construction Permission	Available	DDA	-----	
iv.	Legal Documents	Available	Sale Deed	Municipal Tax Receipt	None
4.	**Physical Details of the Property**				
i.	Adjoining Properties	**Directions**	**As perSale Deed**	**Actual found at Site**	
		North	Portion "B" Part of property bearing Municipal No. XIV/11099	Other Property	
		South	Street	Entry	
		East	Portion "C" Part of property bearing Municipal No. XIV/11099	Portion "C" Part of property bearing Municipal No. XIV/11099	
		West	Other's Property	Other's Property	
ii.	Are Boundaries matched	Yes, from the documents			
iii.	Plot demarcation	NA			
iv.	Approved land Use	Commercialas per property documents			
v.	Type of Property	Commercial Floor	Commercial Floor		

vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	NA	NA	NA	NA	01

vii.	Total no. of floors of the property	5 (Basement + Ground + First + Second + Third Flooor)
viii.	Floor on which the property is located	Ground Floor
ix.	Approx. age of the property	30 years approx
x.	Residual age of the property	Approx. 30 years subjected to proper and timely maintenance
xi.	Type of structure	RCC load bearing structure on pillar beam column and 9" brick walls
xii.	Condition of the Structure	Ordinary
xiii.	Finishing of the building	Average
5.	**Tenure/ Occupancy/ Possession Details**	

i.	Property presently possessed/ occupied by	Legal Owner	
ii.	Status of Tenure	NA	
iii.	No. of years of occupancy	Owner has occupied this property since 2000 as per copy of Sale Deed provide to us	
iv.	Relationship of tenant or owner	NA	
6.	**Stage of Construction**		
	If under construction then extent of completion	NA	
7.	**Violation in the property**		
	i. Violation if any observed	**ii. Nature and extent of violation**	**iii. Any other negativity, defect or drawback in the property**
	The map is approved for residential purpose, however the property is used for commercial purposes.	The map is approved for residential purpose, however the property is used for commercial purposes.	None

8.	**AREA DETAILS OF THE PROPERTY**		
i.	**Land area***(as per documents/ site survey, whichever is less)* *(Not considered since this is a Built-up Dwelling Unit Valuation)*		
	Area as per documents	Area as per site survey	**Area considered for Valuation**
	NA	NA	NA
	Area adopted on the basis of	NA	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.	
ii.	**Constructed Covered Area***(As per IS 3861-1966)*		
	Area as per documents	Area as per site survey	**Area considered for Valuation**
	2000 sq.ft./185.80 sq.mtr.	2000 sq.ft./185.80 sq.mtr.	2000 sq.ft./185.80 sq.mtr.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only.	

9.	**VALUATION ASSESSMENT**				
A.	**ASSESSMENT FACTORS**				
i.	Valuation Type	Built-up unit value (sold-purchased as a seperate dwelling unit)		Commercial 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**	
		Commercial		Commercial	
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. 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**
		Rectangle	Small	On Road Level	Normal frontage

vi.	Property location category factor	**City Categorization**	**Locality Categorization**	**Property location classification**	**Floor Level**
		Metro City	Good	Near to Market	Ground Floor
		Urban developed	Within clustered commercial activity market	None None	
		Property Facing	South Facing		
vii.	Any New Development in surrounding area	None	----		
viii.	Any specific advantage/ drawback in the property	None			
ix.	Property overall usability Factor	Good			
x.	Comment on Property Saleability 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	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 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 financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation 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 while financing.			
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	**Govt. Guideline Value: Collector rates of Delhi-2021.**			
		Market Value: Market Comparable Sales approach			
		Valuation of the asset is done as found on as-is-where basis. *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.* *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.* *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. *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.* *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.* *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.* *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.* *Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition &specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.* *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method.* *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#** suggested by the competent Valuer <u>is that prospective estimated amount</u> 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^*** *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**** *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 fetchsignificantly 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:	Harsimran
			Contact No.:	9999655686
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 2000 sq.ft.
			Location:	Karol Bagh
			Rates/ Price informed:	Rs.14,000/- to Rs.18,000/- per sq. ft.
			Any other details/ Discussion held:	As per the discussion with the market participants, we came to know that the rate of commercial floor in nearby location is around Rs.14,000/- to Rs.18,000/- per sq.ft.

		2.	Name:	Chetan
			Contact No.:	8969592872
			Nature of reference:	Property Consultant
			Size of the Property:	Approx 2100 sq.ft.
			Location:	Karol Bagh
			Rates/ Price informed:	Rs.14,000/- to Rs.18,000/- per sq. ft.
			Any other details/ Discussion held:	As per the discussion with near by people, we came to know that the rate of commercial floor in nearby location is around Rs. 3.0 Cr to 4 Cr for 2100 sq.ft. super area of the floor.
		3.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
	NOTE: The given information above can be independently verified to know its authenticity.			
xvii.	Adopted Rates Justification	*As observed during the site survey the subject property is used for godown purpose and currently lying vacant (no use). The rates of commercial space in main road in this locality is having super area approx. 2000 sq. ft. around Rs. 4.0 cr to Rs. 4.5 Cr. The rates of commercial units having used for godown purpose in this locality is around Rs. 14,000/- to Rs. 18,000/- per sq. ft. The subject property is currently lying vacant and no maintenance has been carried out since long time. Therefore, Considering all the factors like shape, size, age, location, etc. we have adopted the rate of Rs.16,000/- per sq.ft. on the super area for the valuation purposes, which seems reasonable in our view.*		

B.	**VALUATION CALCULATION**			
a.	**GUIDELINE/ CIRCLE VALUE**			
i.	**Land Value**	**Total Land Area considered as per documents/ site survey** *(whichever is less)*	**Prevailing Rates Range**	**Rates adopted** (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 load bearing structure on pillar beam column and 9" brick walls	Class C construction (Simple/ Average)	Construction older than 15 years and above
		Rate range	**Rate adopted**	**Covered Area**
		Please see the attached list	Please see the attached list	Please see the attached list
	TotalConstruction Estimated Depreciated Replacement Value(b)	NA		
		NA		
iii.	**TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)**	**Rs.6,40,53,481/-**		

b.	INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE			
i.	**Land Value**	**Total Land Area considered as per documents/ site survey** *(whichever is less)*	**Prevailing Rates Range**	**Rate adopted** (considering all characteristics& assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)	NA		
		NA		
ii.	**Construction Depreciated Replacement Value**	**Structure cost/ Construction Value**		
		Structure Type	**Construction category**	**Structure Condition**
		RCC load bearing structure on pillar beam column and 9" brick walls	Class C construction (Simple/ Average)	Ordinary
		Age Factor	**Covered Area**	
		Construction older than 15 years and above	2000 sq.ft./185.80 sq.mtr.	
		Rate range	**Rate adopted**	
		Rs.14,000/- to Rs.18,000/- per sq.ft.	Rs.16,000/- per sq.ft.	
	TotalConstruction Depreciated Replacement ValueValue (b)	Rs.16,000/- per sq.ft. X Rs.2000 sq.ft.		
		Rs.3,20,00,000/-		
iii.	**Add extra for Architectural aesthetic developments, improvements *(c)*** *(add lump sum cost)*	NA		
iv.	**Add extra for fittings & fixtures *(d)*** *(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	NA		
v.	**Add extra for services*(e)*** *(water, electricity, sewerage, main gate, boundary, lift, etc.)*	NA		
vi.	**TOTAL VALUE: (a+b+c+d+e)**	**Rs.3,20,00,000/-**		
vii.	**Additional Premium if any**	**NA**		
	Details/ Justification	**NA**		
viii.	**Deductions charged if any**	**NA**		
	Details/ Justification	**NA**		
ix.	**TOTAL INDICATIVE ESTIMATEDPROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)**	**Rs.3,20,00,000/-**		
x.	**ROUND OFF**	**Rs.3,20,00,000/-**		
xi.	**IN WORDS**	**Rupees Three Crore Twenty Lakhs Only**		
xii.	**EXPECTED REALIZABLE/ FETCH VALUE^(@ ~15% less)**	**Rs.2,72,00,000/-**		
xiii.	**EXPECTEDFORCED/ DISTRESS SALE VALUE*(@ ~25% less)**	**Rs.2,40,00,000/-**		
xiv.	**VALUE FOR THE INSURANCE PURPOSE**	**NA**		
xv.	**Justification for more than 20% difference in Market & Circle Rate**	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors		
xvi.	**Concluding comments& Disclosures if any**	1. As per the copy of approved map the subject property is approved for residential use only. However, as per the recent municipal tax receipt, the category of land use has been changed and it has been used as commercial purposes.		

		2. During our site survey, we have seen that the property is not in use and are in depleted condition. 3. The subject property is merged with the remaining portion of plot having municipal No. 11099/C, having common entrance. However, the property is separated by a wall from inner side. 4. This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort 5. The Fair Market Value arrived at in this Report is the value under Free Market Conditions. 6. 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 relied upon in good faith and we have assumed that it is true and correct. 7. 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. 8. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 9. This report is prepared following our Standard Operating Procedures &Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

10.	ASSUMPTIONS | REMARKS | LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: ***None.***
ii.	Is property SARFAESI compliant: ***Yes***
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: ***No***
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: ***To be Mortgaged***
v.	Details of last two transactions in the locality/area to be provided, if available: ***Information couldn't be found***.
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
	a. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
	b. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.

	c. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

<table>
<tr><th>11.</th><th colspan="4">DECLARATION</th></tr>
<tr><td></td><td colspan="4">i. The property was inspected by our authorized surveyor on 12 November 2021 by name AE Harshit Mayank in the presence of Owner
ii. The undersigned does not have any direct/indirect interest in the above property.
iii. The information furnished herein is true and correct to the best of our knowledge.
iv. We have submitted Valuation report directly to the Client.
v. This valuation report is carried out by our Engineering team on the request from IFCI Venture Capital Funds Ltd.</td></tr>
<tr><td>12.</td><td>Name & Address of Valuer company</td><td colspan="3">M/s R.K. Associates Valuers& Techno Engineering Consultants Pvt. Ltd.
D- 39, 2nd floor, Sector- 2, Noida</td></tr>
<tr><td rowspan="9">13.</td><td rowspan="9">Enclosed Documents</td><td>S.No.</td><td>Documents</td><td>No. of Pages</td></tr>
<tr><td>i.</td><td>General Details</td><td>02</td></tr>
<tr><td>ii.</td><td>Screenshot of the price trend references of the similar related properties available on public domain</td><td>01</td></tr>
<tr><td>iii.</td><td>Google Map</td><td>01</td></tr>
<tr><td>iv.</td><td>Photographs</td><td>02</td></tr>
<tr><td>v.</td><td>Copy of Circle Rate</td><td>02</td></tr>
<tr><td>vi.</td><td>Survey Summary Sheet</td><td>02</td></tr>
<tr><td>vii.</td><td>Valuer's Remark</td><td>02</td></tr>
<tr><td>viii.</td><td>Copy of relevant papers from the property documents referred in the Valuation</td><td>02</td></tr>
<tr><td>14.</td><td>Total Number of Pages in the Report with Enclosures</td><td colspan="3">20</td></tr>
<tr><td rowspan="3">15.</td><td rowspan="3">Engineering Team worked on the report</td><td colspan="2">SURVEYED BY: AE Harshit Mayank</td><td></td></tr>
<tr><td colspan="2">PREPARED BY: Er Vibhanshu Vaibhav</td><td></td></tr>
<tr><td colspan="2">REVIEWED BY: HOD Valuations</td><td></td></tr>
</table>

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I

DEFECT LIABILITY PERIOD *- In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.orgwithin 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.*

*Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.*

COPYRIGHT FORMAT *- This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.*

IF REPORT IS USED FOR BANK/ FIs

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

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

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

GENERAL DETAILS				
1.	Report prepared for	IFCI Venture Capital Funds Ltd.		
2.	Name & Address of the Organization	M/s. Overnite Express Limited		
3.	Name of Borrower	Mr. Govind Rajgarhia S/O Late Mr. Deep Chand Rajgarhia		
4.	Credit Analyst	IFCI Venture Capital Funds Ltd.		
5.	Type of Loan	NA		
6.	Report Format	V-L1 (Basic) | Version: 8.0_2019		
7.	Date of Valuation	15 November 2021		
8.	Date of Survey	12 November 2021		
9.	Type of the Property	Commercial Floor		
10.	Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
11.	Type of Valuation	Commercial Floor value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mr. Mayank S. Thareja (☎-9717727029)
14.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
15.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
16.	Important Disclosures	a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services.		
17.	Documents provided for perusal	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **05**documents requested.	Total **02** documents provided.	02
		Copy of TIR	Sale Deed	Dated:10/11/2000
		Old Valuation Report	Municipal Tax Receipt	Dated: 19/06/2018
		Agreement to Sell	None	--
		Last paid Electricity Bill	None	--
		Last paid Municipal Tax Receipt	None	--
18.	Documents received from	Bank		
19.	Identification of the property *(Identification of the property is only limited to cross verification*	☐ Cross checked from the boundaries of the property or address mentioned in the deed ☐ Done from the name plate displayed on the property ☒ Identified by the owner/ owner's representative		

	from its boundaries at site if mentioned in the provided documents).	☒	Enquired from local residents/ public
		☐	Identification of the property could not be done properly
		☐	Survey was not done
20.	Enclosures		**I. Valuation Report as per RKA Format Annexure-1** II. R.K Associates Important Notes III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.14 IV. Google Map – Page No. 15 V. Photographs – Pages 16,17,18 VI. Copy of Circle Rate – Pages No. 19 VII. Survey Summary Sheet – Pages 02 VIII. Valuer's Remark - Page No.23, 24 IX. Copy of relevant papers from the property documents referred in the Valuation – Pages 2

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

Photo Under Screening

Bare shell Office Space for sale in Karol Bagh

₹ 3 Cr
₹ 15,000/sq.ft.

2,000 sq.ft.
(186 sq.m.) Super built-up Area

Good deal, urgent. This property is based in the heart of the jewelle... more

READY TO MOVE RESALE BARE SHELL OFFICE SPACE

Posted on 21st Oct, 2021 by Owner
Bhavya arora

View Phone Number Contact Owner

Photo not available
Request Photos

Ready to move Office Space for sale in Karol Bagh

₹ 76 L
₹ 11,111/sq.ft.

684 sq.ft.
(64 sq.m.) Plot Area

On new rohtak road, opposite to tibya college, near jain petrol pump, around 100 m from unity the amaryllis. It is second floor on road property. less

READY TO MOVE RESALE READY TO MOVE OFFICE SPACE

Posted on 23rd Sep, 2021 by Owner
navdeep singh

View Phone Number Contact Owner

Photo not available
Request Photos

Shop for sale in Karol Bagh

₹ 65 L
₹ 12,381/sq.ft.

525 sq.ft.
(49 sq.m.) Built-up Area

Fully furnished. Recently renovated. Near karol baghmain market, gaffar market, pp jewelers. less

MARKET/HIGH STREET READY TO MOVE RESALE

Posted on 13th Sep, 2021 by Owner
Ashutosh

View Phone Number Contact Owner

MAGICBRICKS EXCLUSIVE

Not Uploaded
Request Photo

₹ 65 Lac
₹ 13000 per sqft

Shop for Sale in Karol Bagh

Carpet Area 200 sqft | Floor Ground out of 2 | Ready to Move
Property Age Less than 5 ye... | Unfurnished | Facing North

Suitable For: Grocery Shop, Clothes Shop, Footwear Shop, Salon/Spa

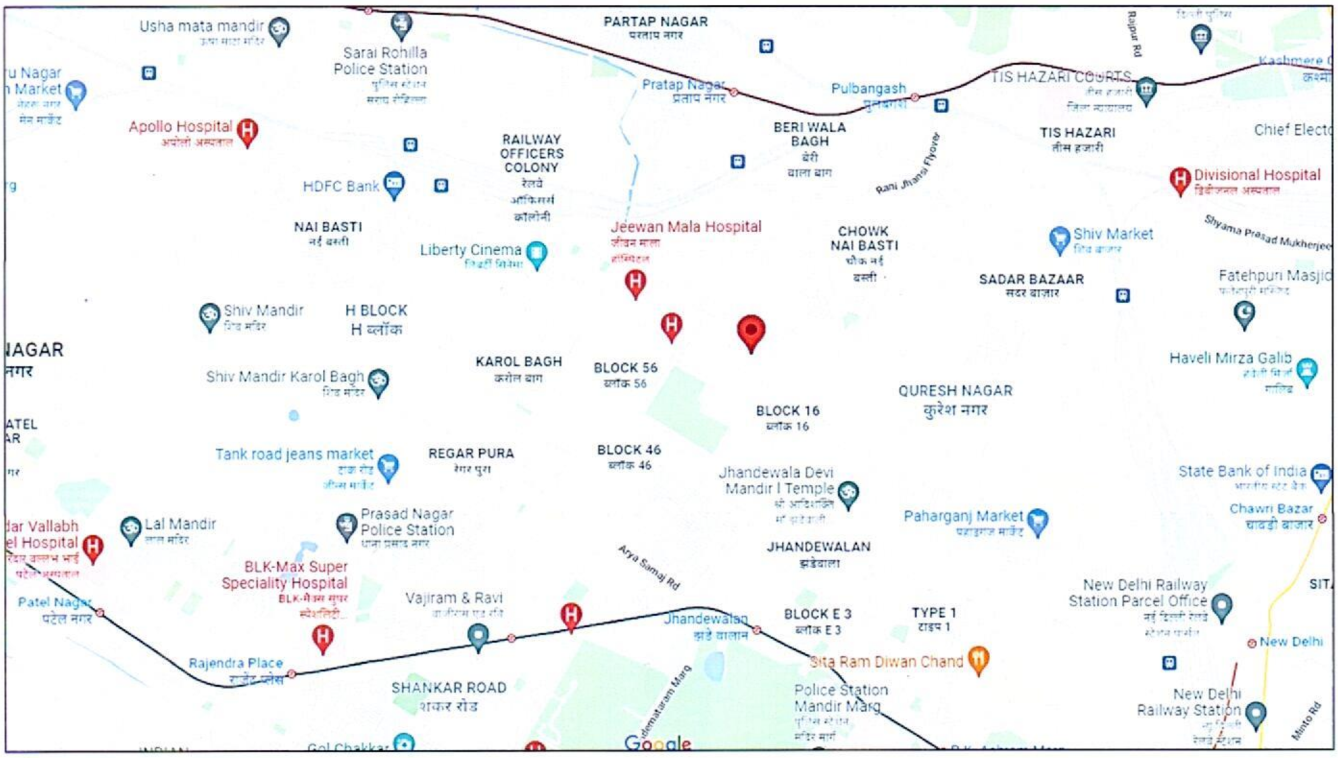
Corner Shop , 2 Side Open , Free Unlimited Parking, Genuinely Fu...

Contact Owner Get Phone No.

Posted: Oct 14 '21

Owner
Singh Soormey

ENCLOSURE: IV – GOOGLE MAP LOCATION



ENCLOSURE: V– PHOTOGRAPHS OF THE PROPERTY

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.


Network: 12 Nov 2021 15:18:46 GMT+05:30
Local: 12 Nov 2021 15:18:45 GMT+05:30
28°39'20.837"N 77°11'58.806"E
Kishan Ganj
New Delhi
Central Delhi
Delhi


Network: 12 Nov 2021 14:43:13 GMT+05:30
Local: 12 Nov 2021 14:43:12 GMT+05:30
28°39'20.973"N 77°11'58.933"E
11069 Gali Number 2
Karol Bagh
Central Delhi
Delhi

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: VI – 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	Karol Bagh	Land Rate ₹	102144
Category of Locality	D		
Select Gender(Second Party)	Male	Consideration Amount of Present Transfer ₹	40000000
Property Type	Builtup Property other	Sub Property Type	Commercial
Land Use	Commercial	Use Factor	3
Total Area of the Plot(Sqt.M)	209.03	Land Rate ₹	102144
Total Plinth Area of The Property(Sqt.M)	185.80	Plinth Area for Sale(Sqt.M)	185.80
Year of Construction	1990	Age Factor	0.9

Calculation Parameters Show Hide

Stamp Duty ₹	3946269.89	@6% According To Minimum Value
Final Stamp Duty ₹	3946270	Round Value of Total Stamp Duty

Fees/Stamp Duty Details

Land/Floor Value :	64053480.96	Structure Value :	1717683.84
Minimum Value :	65771164.8		
Total Stamp Duty :	3946270	Registration Fees :	657712

Print

ENCLOSURE: VIII – VALUER'S REMARKS

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

12.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
14.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
16.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
17.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
18.	Defect Liability Period is **30 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at **valuers@rkassociates.org** in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
21.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.