

REPORT FORMAT: V-L1 (Basic) | Version: 6.0\_2018

FILE NO.: VIS(2021-22)-PL63-Q15-052-051

DATED: 01/05/2021

## VALUATION REPORT

OF

## INDEPENDENT HOUSE

SITUATED AT

PROPERTY NO. 189, SITUATED IN THE LAYOUT PLAN OF A.G.C.R. CO-OPERATIVE  
HOUSING BUILDING SOCIETY LTD. COLONY KNOWN AS A.G.C.R. ENCLAVE, DELHI-  
110092

OWNER/S

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

REPORT PREPARED FOR

CUSTOMER REQUIREMENT TO ASCERTAIN THE FAIR MARKET VALUE ON  
DECEMBER 5, 2017

*\*\*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 service.*

*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 (ASMA)
- Project Techno-Economic Consultants
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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

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

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

## VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

### ASSET/ PROPERTY UNDER VALUATION

*(Old structure of the subject property is demolished and a new building has been erected at the aforesaid land and there are no photographs of the subject property for Year 2017 is available with the owner)*

#### SITUATED AT

PROPERTY NO. 189, SITUATED IN THE LAYOUT PLAN OF A.G.C.R. CO-OPERATIVE HOUSING BUILDING SOCIETY LTD. COLONY KNOWN AS A.G.C.R, ENCLAVE, DELHI-110092



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

GENERAL DETAILS			
1.	Report prepared for	Individual customer	
2.	Name & Address of Organization	NA	
3.	Name of Customer	Mr. Vikas Ahluwalia S/o Late Mr. Ram Lal	
4.	Credit Analyst	NA	
5.	Type of Loan	NA	
6.	Report Format	V-L1 (Basic)   Version: 6.0_2018	
7.	Date of Report Preparation	1 May 2021	
8.	Date of Survey	1 May 2021	
9.	Date of Valuation to Ascertain the Fair Market Value	As on 5 December 2017	
10.	Type of the Property	Independent Residential Plotted House	
11.	Type of Valuation	Residential Land & Building value	
12.	Report Type	Plain Asset Valuation	
13.	Surveyed in presence of	No one was available on site	---
14.	Purpose of Valuation	Customer Requirement to Ascertain the Fair Market Value On December 5, 2017	
15.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative	
16.	Out-of-Scope of the Report	a. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b. Legal aspects of the property are out-of-scope of this report. c. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d. Getting cizra map or coordination with revenue officers for site identification is not done at our end. e. Measurement is only limited upto sample random measurement. f. Measurement of the property as a whole is not done at our end. g. Drawing Map & design of the property is out of scope of the work.	
17.	Documents provided for perusal	Documents Requested	Documents Provided
		Documents Reference No.	
		Total 02 documents requested.	Total 02 documents provided.
		Property Title document	Sale Deed
18.	Identification of the property	Approved Map	Approved Map
		Dated: 06/03/2020	
		Dated: 23/11/1990	
		<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed	
		<input type="checkbox"/> Done from name plate displayed on the property	
		<input type="checkbox"/> Identified by the owner/ owner representative	
19.	Enclosures	<input checked="" type="checkbox"/> Enquired from local residents/ public	
		<input type="checkbox"/> Identification of the property could not be done properly	
		<input type="checkbox"/> Survey was not done	
		I. Valuation Report as per RKA Format Annexure-1	
		II. R.K Associates Important Notes	
		III. Valuer's Remark - Page No.12	
		IV. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.x	
		V. Google Map – Page No.14	
		VI. Photographs – Pages 01	
VII. Copy of Circle Rate – Pages 01			
VIII. Survey Summary Sheet – Pages 02			
IX. Copy of relevant papers from the property documents referred in the Valuation – Pages 01			

## VALUATION REPORT AS PER RKA FORMAT – ANNEXURE 1



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

<b>1.</b>	<b>Customer Details</b>				
i.	Name	Mr. Vikas Ahluwalia S/o Late Mr. Ram Lal			
ii.	Application No.	NA			
<b>2.</b>	<b>Property Details</b>				
i.	Address	Property No. 189, Situated in the Layout Plan Of A.G.C.R. Co-Operative Housing Building Society Ltd. Colony Known As A.G.C.R, Enclave, Delhi-110092			
ii.	Nearby Landmark	Near-Guru Harkrishan Public School			
iii.	Google Map	Enclosed with the Report <b>Coordinates or URL:</b> 28°38'57.0"N 77°17'57.3"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	No, its an independent singly bounded property in year 2017 as informed by the client -----			
<b>3.</b>	<b>Document Details</b>	<b>Status</b>	<b>Name of Approving Auth.</b>		<b>Approval No.</b>
i.	Layout Plan	Available	DDA		Dated: 23/11/1990
ii.	Building plan	Available	DDA		Dated: 23/11/1990
iii.	Construction Permission	Available	DDA		---
iv.	Legal Documents	Available	Sale Deed	NA	NA
<b>4.</b>	<b>Physical Details of the Property</b>				
i.	Adjoining Properties	<b>North</b> Plot No.188	<b>South</b> Primary School	<b>East</b> Service Lane	<b>West</b> Road 30 ft. Wide
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Residential as per zoning regulation			
v.	Type of Property	Independent Residential Plotted House			
vi.	NA	NA	NA	NA	NA
Note: The old structure has been demolished by the present owner and at present construction of new building is in progress.					
vii.	Total no. of floors of the property	Ground Floor + First Floor (As per the approved map)			
viii.	Floor on which the property is located	Complete property			
ix.	Approx. age of the property	As per the information provided by the client and approved map provided to us the subject property was approx. 26 years old in year 2017 and the subject structure was demolished and a new building has been under construction at present.			
x.	Residual age of the property	Approx. 30 to 35 years for structure present in year 2017			
xi.	Type of structure	RB load bearing structure as informed by the client			
xii.	Condition of the Structure	Average as informed by the client			
<b>5.</b>	<b>Tenure/ Occupancy/ Possession Details</b>				
i.	Property presently possessed/ occupied by	Mrs. Shashi Goel & Others as per sale deed dated: 04/03/2020			
ii.	Status of Tenure	NA			
iii.	No. of years of occupancy	1 year as per sale deed dated: 04/03/2020			
iv.	Relationship of tenant or owner	NA			
<b>6.</b>	<b>Stage of Construction</b>	Constructed property in use in year 2017			
If under construction then extent of completion		NA			
<b>7.</b>	<b>Violation in the property</b>				
<b>a. Violation if any observed</b>		<b>b. Nature and extent of violation</b>		<b>c. Any other negativity, defect or drawback in the property</b>	
Not relevant since the subject structure was		NA		No	



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

demolished by the current owner and a new building has been under construction at present.		
--	--	--

8.	AREA DETAILS OF THE PROPERTY*		
i.	Land area (as per documents/ site survey, whichever is less) Considered		
	Area as per documents	Area as per site survey	Area considered for Valuation
	161.65 sq.mtr. (193.33 sq.yds)	NA	161.65 sq.mtr. (193.33 sq.yds)
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & Observations	Only outside survey done due to ongoing Covid-19 pandemics situation	
ii.	Constructed Covered Area (As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	As per the approved map = 193.69 sq.mtr./ 2089.96 sq.ft. As per the sale deed = 106.69 sq.mtr./ 1148.40 sq.ft.	NA	106.69 sq.mtr./ 1148.40 sq.ft.
	Area adopted on the basis of	As per the sale deed dated: 06/03/2020	
	Remarks & Observations	Only outside survey done due to ongoing Covid-19 pandemics situation	

\*Please see note in concluding comments.

9.	VALUATION ASSESSMENT				
A.	ASSESSMENT FACTORS				
i.	Valuation Type	Land & Building Value		Residential Land & Building 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	
		Under construction at present		Residential	
iv.	Legality Aspect Factor (Refer clauses i & j of Point-10)	Positive as per documents produced to us.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Rectangle	Medium	On Road Level	Normal frontage
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Average	Ordinary location within the locality	NA
		Urban	Within well-developed residential area	NA	
				NA	
		Property Facing	West Facing		
vii.	New Development in surrounding area	NA		NA	
viii.	Property overall usability Factor	NA			
ix.	Comment on Property Salability Outlook	NA			
x.	Comment on Demand & Supply in the Market	NA			
xi.	Sale transaction method assumed	NA			
xii.	Best Sale procedure to realize maximum Value	NA			
xiii.	Methodology/ Basis of	Govt. Guideline Value: NA			



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

	Valuation	<b>Market Value:</b> Reverse calculation method as per present Market Rates <ul style="list-style-type: none"><li>As per information gathered from the public domain &amp; market survey we came to know that the demand of the residential plots in this locality is good currently and was good in the year 2017 also.</li><li>As this valuation report is prepared for the owner requirement to ascertain the fair market value on December 5, 2017.</li><li>For Calculation of the Value prevailing in the year- 2017, we have adopted reverse Calculation Method based on the Market rates prevailing as on date and assume that market may have grown based on the below percentages as per demand of the market in these previous years.</li><li>The subject property is situated in the well-developed residential locality of A.G.C.R Enclave which is good residential colony located near Anand Vihar, Dayanand Vihar and Karkardooma Court.</li><li>The nearest metro station to the subject property is Karkardooma on blue line and Karkardooma court on pink line. The blue line of the metro was already running in year 2017 whereas the pink line of metro has been expanded from Sanjay Lake to Shiv Vihar and was operational in year 2018.</li><li>Due to the near proximity of this colony to all civic amenities and connectivity the demand was good however due to the demonetisation in year 2016 the complete real estate sector declines so do the land rates in the subject locality.</li><li>As per the variation in the property market since 2017 we are of the opinion that in the subject location of A.G.C.R Enclave rates must have been increased by 10% commutatively since year 2017 based on the development &amp; demand in that year.</li><li>As per significant local enquiries in the market from the old inhabitants and experienced market participants, we came to know that the prevailing land rates in years 2017 must have been between Rs.2,50,000/- to Rs.3,50,000/- per sq.yds. in the locality of A.G.C.R. Enclave.</li><li>But due to the demonetisation the complete real estate sector declines and the actual transactions are taking place at much lower price than the prevailing market rate in year 2017.</li><li>Hence taking into consideration the facts of record we are of the opinion that the actual land rate in year 2017 in locality of A.G.C.R. Enclave must be between Rs.2,25,000/- to Rs.3,25,000/- per sq.yds.</li><li>Based on the location within that colony we are of the opinion to take Rs.2,60,000/- per sq.yds. as the reasonable rate of land prevailing in the year 2001.</li><li>Hence based on this rate total Value of the Land in year 2001 can be calculated.</li><li>Construction rates are taken based on the documentary reference available for cost of construction in year 2001.</li></ul>															
xiv.	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.	<table><tr><td>Name:</td><td>Kohli Associates</td></tr><tr><td>Contact No.:</td><td>9811064460</td></tr><tr><td>Nature of reference:</td><td>Market Participants</td></tr><tr><td>Size of the Property:</td><td>200 sq.yds</td></tr><tr><td>Location:</td><td>A.G.C.R Enclave</td></tr><tr><td>Rates/ Price informed:</td><td>Between Rs.2,50,000/- to Rs.3,25,000/- per sq.yds.</td></tr><tr><td>Any other details/ Discussion held:</td><td>NA</td></tr></table>	Name:	Kohli Associates	Contact No.:	9811064460	Nature of reference:	Market Participants	Size of the Property:	200 sq.yds	Location:	A.G.C.R Enclave	Rates/ Price informed:	Between Rs.2,50,000/- to Rs.3,25,000/- per sq.yds.	Any other details/ Discussion held:	NA
Name:	Kohli Associates																
Contact No.:	9811064460																
Nature of reference:	Market Participants																
Size of the Property:	200 sq.yds																
Location:	A.G.C.R Enclave																
Rates/ Price informed:	Between Rs.2,50,000/- to Rs.3,25,000/- per sq.yds.																
Any other details/ Discussion held:	NA																

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)
		161.65 sq.mtr. (193.33 sq.yds)	Rs.1,27,680/- per sq.mtr.	Rs.1,27,680/- per sq.mtr.



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

	Total Land Value (a)	Rs.1,27,680/- per sq.mtr. x 161.55 sq.mtr. Rs.2,06,26,704/-		
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure	Average	Construction older than 15 years and above
		Rate range	Rate adopted	Covered Area
	Rs.11,160/- per sq.mtr. x 0.9	Rs.10,044/- per sq.mtr.	106.69 sq.mtr./ 1148.40 sq.ft.	
	Total Construction Depreciated Replacement Value (b)	Rs.10,044/- per sq.mtr. x 106.69 sq.mtr. Rs.10,71,594/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.2,16,98,298/-		
b.	PROSPECTIVE MINIMUM FAIR MARKET VALUE (AS ON 05.12.2017)			
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)
		161.65 sq.mtr. (193.33 sq.yds)	Rs.2,25,000/- to Rs.3,25,000/- per yds.	Rs.2,60,000/- per sq.yds.
		Total Land Value (a)	193.33 sq.yds. x Rs.2,60,000/- per sq.yds. Rs.5,02,65,800/-	
ii.	Construction Depreciated Replacement Value	Structure cost/ Construction Value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure	Class C construction (Simple/ Average)	Construction older than 15 years and above
		Rate range	Rate adopted	Covered Area
	Rs.500/- to Rs.700/- per sq.ft.	Rs.600/- per sq.ft.	106.69 sq.mtr./ 1148.40 sq.ft.	
	Total Construction Depreciated Replacement Value Value (b)	1148.40 sq.ft. x Rs.600/- per sq.ft. Rs.6,89,040/-		
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.5,09,54,840/- estimated as prevailing in the year 2017	
vii.	Additional Premium if any		NA	
	Details/ Justification		NA	
viii.	Deductions charged if any		NA	
	Details/ Justification		NA	
ix.	TOTAL PROSPECTIVE FAIR MARKET VALUE*: (vi+vii+viii)		Rs.5,09,54,840/- estimated as prevailing in the year 2017	
x.	Round Off		Rs.5,10,00,000/- estimated as prevailing in the year 2017	
xi.	EXPECTED REALIZABLE VALUE* (@ ~15% less)		NA	
xii.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)		NA	



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

xiii.	VALUE FOR THE INSURANCE PURPOSE	NA
xiv.	Justification for more than 20% difference in Market & Circle Rate	NA
xv.	Concluding comments if any	<ol style="list-style-type: none"><li>1. This Valuation is carried out for the residential property for year- 2017.</li><li>2. This report is prepared based on the reported conditions and assumptions taken at our end for the period 2017.</li><li>3. Based on the facts of the case and the available information we have tried our best to take realistic assumptions about the growth of the market in the previous years to reach the realistic assessment of the Value prevailed in year 2017. However we do not claim or take any responsibility for the arrived historical Valuation due to the limited data/ information available of that period. In case the authorised reader of the report for whom this report is prepared finds any material deficiencies in the assumptions adopted in the report then he is welcome to contradict it based of some evidence &amp; authentic reasoning so that appropriate corrections can be made in the report in case the reasoning is worthwhile to be accepted.</li><li>4. Valuation of the asset is done on the basis of as- is – where – is- basis as documents &amp; facts provided by the owner representative.</li><li>5. The covered area of the property has been taken from the sale deed &amp; approved map.</li><li>6. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</li><li>7. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</li><li>8. As per the scope of the assignment, Value assessment is subject to <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks (Enclosure: 1) &amp; other enclosed documents</u></b> with the Report which will remain part &amp; parcel of the report. Without these enclosures/ documents report shall stand null &amp; void.</li><li>9. Area measurements considered in the Valuation Report pertaining to Land &amp; Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.</li><li>10. All area measurements are on approximate basis. Verification of the area measurement of the property is done based on sample random checking only.</li><li>11. 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 <i>relied upon</i>.</li></ol>

10.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: <i>NA</i>
ii.	Is property SARFAESI compliant: <i>Yes</i>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <i>No</i>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <i>NA</i>
v.	Details of last two transactions in the locality/area to be provided, if available: <i>Information couldn't be found.</i>
vi.	Any other aspect which has relevance on the value or marketability of the property: Property located in developing area



## VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such 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.



## VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL


m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

11.	DECLARATION		
	i. The property was inspected by our authorized surveyor on 1 May 2021 by name AE Parveen Sharmain ii. And no one was available on site. iii. The undersigned does not have any direct/indirect interest in the above property. iv. The information furnished herein is true and correct to the best of our knowledge. v. This valuation report is carried out by our Engineering team on the request from <b>Mr. Vikas Ahluwalia for customer Requirement to Ascertain the Fair Market Value On December 5, 2017</b>		
12.	<b>Name &amp; Address of Valuer company</b>	<b>Wealth Tax Registration No.</b>	<b>Signature of the authorized person</b>
	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
13.	<b>Enclosed Documents</b>	I. Valuer's Remark - Page No.12 II. Screenshot of the price trend references of the similar related properties available on public domain – Page No.x III. Google Map – Page No.13 IV. Photographs – Pages No.14	



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

		V. Copy of Circle Rate – Pages 02 VI. Survey Summary Sheet – Pages No. xx VII. Copy of relevant papers from the property documents referred in the Valuation – Pages No.15
14.	Total Number of Pages in the Report with Enclosures	16
15.	Engineering Team worked on the report	<b>SURVEYED BY:</b> AE Parveen Sharma  <b>PREPARED BY:</b> SE Jitender Sharma  <b>REVIEWED BY:</b> HOD Valuations 

## R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

## IF REPORT IS USED FOR BANK/ FIs

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

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



## ENCLOSURE: 1 – VALUER'S REMARKS

1.	<b>Fair Market Value*</b> suggested by the competent Valuer <u>is that prospective estimated amount</u> of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	<b>Realizable Value^</b> is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	<b>Forced/ Distress Sale Value*</b> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

	as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is <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.
21.	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.
22.	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.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



# VALUATION REPORT

MR. VIKAS AHLUWALIA S/O LATE MR. RAM LAL

## ENCLOSURE: 2 – GOOGLE MAP LOCATION





**ENCLOSURE: 3 – PHOTOGRAPHS**

---

*(Old structure of the subject property is demolished and a new building has been erected at the aforesaid land and there are no photographs of the subject property for Year 2017 is available with the owner)*



**ENCLOSURE: 4 – CIRCLE RATES****ANNEXURE-1**

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act, as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

**1. Minimum land rate for Residential Use:-****Table-1.**

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

**2. Minimum Land Rates for Commercial, Industrial and other uses:-**

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

**Table-1.1**

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

\*Definition are as per unit area property tax system



**3. Minimum rates for cost of construction:-****3.1 The base unit rate of cost of construction will be :-****Table-1.2**

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5