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

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

FILE NO.: VIS (2021-22)-PL820-719-910 **DATED: 29/12/2021**

VALUATION REPORT

OF

INDEPENDENT HOUSE

SITUATED AT

PROPERTY NO. 1/560, VILLAGE- CHANDRAWALI, IN THE ABADI OF MANSAROVER PARK, G.T. ROAD SHAHDARA, ILLQUA SHAHDARA, DELHI-110032

OWNER/S

MR. RAKESH JINDAL, MRS. SAROJ JINDAL & MR. YOGESH JINDAL

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

REPORT PREPARED FOR

CAPITAL GAINS ASSESSMENT FOR INCOME TAX PURPOSE

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.

ASSET/ PROPERTY UNDER VALUATION

SITUATED AT

PROPERTY NO. 1/560, VILLAGE- CHANDRAWALI, IN THE ABADI OF MANSAROVER PARK, G.T. ROAD SHAHDARA, ILLQUA SHAHDARA, DELHI-110032

GENERAL DETAILS				
1.	Report prepared for	Individual customer		
2.	Name & Address of Organization	NA		
3.	Name of Customer	Mr. Rakesh Jindal, Mrs. Saroj Jindal & Mr. Yogesh Jindal		
4.	Credit Analyst	NA		
5.	Type of Loan	NA		
6.	Report Format	V-L1 (Basic) | Version: 6.0_2018		
7.	Date of Report	29 December 2021		
8.	Date of Survey	29 December 2021		
9.	Date of Valuation for Capital Gains	As on 29/12/2021		
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	Owner Representative	No one was Available	
14.	Purpose of Valuation	Capital Gains Calculation Under Income Tax Purpose		
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 **04** documents requested.	Total **03** documents provided.	03
		Property Title document	Relinquishment deed	Dated: 10/08/2020
		Allotment Letter	Sale deeds (03 No.)	Dated: 10/11/2020
		Possession Letter	Sale deeds (02 No.)	Dated:30/12/1996
		Approved Map	None	---
		Change in constitution of Land	None	---
18.	Identification of the property	☐	Cross checked from boundaries of the property mentioned in the deed	
		☐	Done from name plate displayed on the property	
		☐	Identified by the owner/ owner representative	
		☐	Enquired from local residents/ public	
		☐	Identification of the property could not be done properly	
		☒	Survey was not done	---
19.	Enclosures	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		

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		IX. Copy of relevant papers from the property documents referred in the Valuation – Pages 01

VALUATION REPORT AS PER RKA FORMAT – ANNEXURE 1

1.	**Customer Details**					
i.	Name	Mr. Rakesh Jindal, Mrs. Saroj Jindal & Mr. Yogesh Jindal				
ii.	Application No.	NA				
2.	**Property Details**					
i.	Address	Property No. 1/560, Village- Chandrawali, In The Abadi of Mansarover Park, G.T. Road Shahdara, Illqua Shahdara, Delhi-110032				
ii.	Nearby Landmark	Near-Indian oil mill				
iii.	Google Map	Enclosed with the Report				
		Coordinates or URL: 28°40'33.9"N 77°17'41.2"E				
iv.	Independent access to the property	Clear independent access is available				
v.	Type of ownership	Joint ownership				
vi.	Constitution of the Property	Free Hold				
vii.	Is the property merged or colluded with any other property	Yes in year 2001 as informed by the owner				

3.	**Document Details**	**Status**	**Name of Approving Auth.**		**Approval No.**	
i.	Layout Plan	Not available	DDA		NA	
ii.	Building plan	Not available	DDA		NA	
iii.	Construction Permission	Not available	DDA		NA	
iv.	Legal Documents	Available	Relinqueshment Deed	Sale deeds	None	
4.	**Physical Details of the Property**					
		North	**South**	**East**	**West**	
i.	Adjoining Properties	Other Property 557A	1/561	Road, G.T. Road	Other Vacant Plot	
ii.	Are Boundaries matched	No Boundaries are not mentioned in the Document Provided				
iii.	Plot demarcation	Yes				
iv.	Approved land Use	Residential as per zoning regulation				
v.	Type of Property	Independent Residential Plotted House	Residential Land and Building			
vi.	NA		NA	NA	NA	NA
vii.	Total no. of floors of the property	Ground floor + first floor				
viii.	Floor on which the property is located	All				
ix.	Approx. age of the property	As per the chain of ownership the subject property was acquired in the year 1979 and was approx. 22 years old in 2001.				
x.	Residual age of the property	Approx. 30 to 40 years for structure present in year 2001				
xi.	Type of structure	RCC				
xii.	Condition of the Structure	Average as informed by the Owner				
5.	**Tenure/ Occupancy/ Possession Details**					
i.	Property presently possessed/ occupied by	Legal Owner				
ii.	Status of Tenure	NA				
iii.	No. of years of occupancy	NA				
iv.	Relationship of tenant or owner	NA				
6.	**Stage of Construction**	Constructed property as per the information provided to us.				
	If under construction then extent of completion	NA				
7.	**Violation in the property**					
	a. Violation if any observed	**b. Nature and extent of violation**	**c. Any other negativity, defect or drawback in the property**			
	NA	NA	NA			

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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**
	704 sq.yds/6336 sq.ft.	NA	704 sq.yds/6336 sq.ft.
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & Observations	NA	
ii.	**Constructed Covered Area** *(As per IS 3861-1966)*		
	Area as per documents	Area as per site survey	**Area considered for Valuation**
	646.31 sq.mtr. / 6956.81 sq.ft.	NA	646.31 sq.mtr. / 6956.81 sq.ft
	Area adopted on the basis of	As per the information provided by the Owner	
	Remarks & Observations	NA	

9.	VALUATION ASSESSMENT				
A.	**ASSESSMENT FACTORS**				
i.	Valuation Type	Built-up unit value (sold-purchased as a seperate dwelling unit		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**	
		Residential		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**
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
vi.	Property location category factor	**City Categorization**	**Locality Categorization**	**Property location classification**	**Floor Level**
		Metro City	Good	Near to Metro Station	NA
		Urban	Property within simple mid-scale Residential locality	On wide approach road	
				NA	
		Property Facing	East Facing		
vii.	New Development in surrounding area	NA	NA		
viii.	Property overall usability Factor	Normal			
ix.	Comment on Property Salability Outlook	Easily sellable			
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 Valuation	**Govt. Guideline Value:** NA			
		Market Value: Reverse calculation method as per present Market Rates			
		• As per information gathered from the public domain & market survey, we came to know that the demand of the Residential Land in this locality is good currently but was average in the year 2001 also. • As this valuation report is prepared for the Customer Requirement for the Purpose of Capital Gains Assessment for the year- 2001. So, for knowing the approximate value prevailing in the year 2001 we have adopted Housing/ Property Price/ Cost Inflation Index method.			

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		• This Property lying in the developed area of Shahdara, Delhi • For Calculation of the Value prevailing in the year- 2001, we have adopted reverse Calculation Method based on the Market rates prevailing as on date. • The Mansarovar Metro station is the nearest Metro to the subject property lying on red line of metro which was expanded and was operational to particular metro station in year 2008. • Due to the connectivity of this Pocket via metro station and fast commute because of metro, the rates are increased very fast from year 2007 to 2010. • As per significant local enquiries in the market from the old inhabitants and experienced property dealers, we came to know that the Residential Land rates in years 2001-02 must have been around Rs.8,000/- to Rs.10,000/- per sq.yds. in the locality of Shahdara for such sized Plot. • Hence taking into consideration the facts of record we are of the opinion that the Rate for Residential Land in year 2001 in Mansarovar Park, Shahdara, Delhi must be around Rs.8,000/- to Rs.10,000/- per sq.yds. • Based on the locality within that Pocket we are of the opinion to take Rs.9,000 per sq.yds. as the reasonable rate of Residential Land prevailing in the year 2001. • As per Housing price index available in public domain issued by National Housing Bank (NHB), index is given from the year 2007. No data was available before 2007 to us for the property price index.		
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.	Name:	Nagi Property
			Contact No.:	+91-9717444152
			Nature of reference:	property dealer
			Size of the Property:	500 sq.yds.
			Location:	G.T. Road, Mansarovar Park
			Rates/ Price informed:	Around Rs.8,000/- to Rs.10,000/- per sq.yds.
			Any other details/ Discussion held:	Acc. to the Dealer the rates for a residential Land in the year 2001 was around Rs.8,000/- - Rs.10,000 per sq.yds.

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)
		---	---	---
	Total Land Value (a)	---		
		---		
ii.	**Construction Depreciated Replacement Value**	**Structure Construction Value**		
		Structure Type	**Construction category**	**Age Factor**
		RCC load bearing structure	Simple	Construction older than 15 years and above
		Rate range	**Rate adopted**	**Covered Area**
		NA	NA	NA
	Total Construction Depreciated Replacement Value (b)	NA		
		NA		
iii.	**TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)**	**NA**		

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b.	PROSPECTIVE MINIMUM FAIR MARKET VALUE (AS ON 01.04.2001)			
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)
		704 sq. yds/ 6336 sq. ft.	Rs.8,000/- to Rs.10,000/- per sq.yds	Rs.9,000/- per sq.yds.
	Total Land Value (a)	Rs.9,000/- per sq.ft. X 704 sq.yds.		
		Rs.63,36,000/-		
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.100/- to Rs.200/- per sq.ft.	Rs.150 per sq.ft..	646.31 sq.mtr. / 6956.81 sq.ft
	Total Construction Depreciated Replacement Value Value (b)	6956.81 sq.ft. x Rs.150/- per sq.ft.		
		Rs.10,43,521/-		
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.73,79,521/- estimated as prevailing in the year 2001**		
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.73,79,521/- estimated as prevailing in the year 2001**		
x.	**Round Off**	**Rs.74,00,000/- estimated as prevailing in the year 2001**		
xi.	**EXPECTED REALIZABLE VALUE^ (@ ~15% less)**	**NA**		
xii.	**EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)**	**NA**		
xiii.	**VALUE FOR THE INSURANCE PURPOSE**	**NA**		
xiv.	**Justification for more than 20% difference in Market & Circle Rate**	NA		
xv.	**Concluding comments if any**	1. This Valuation is carried out for the Residential House situated at the aforesaid address for year- 2001. 2. This report is prepared based on the reported conditions and assumptions taken at our end for the period 2001. 3. The subject Property was purchased by Mr. Raja Ram Jindal in year 1979, which after his death in year 1995 was passed on to his legal heir i.e., his wife Mrs. Saroj Jindal. 4. Later in the year 1996, Mrs. Saroj Jindal executed two deeds on 30th Dec 1996 in favour of Mr Yogesh Jindal S/o Mr. Raja Ram Jindal and Mr. Rakesh Jindal S/o Mr. Raja Ram Jindal respectively for a land area of 176 sq.yds. each.		

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5. The remaining part of the Plot was beheld by Mrs. Saroj Jindal till her death. After the death of Mrs. Saroj in the year 2009. The Land was passed on to her legal heirs. Mr. Rakesh Jindal, Mr. Yogesh Jindal, Mrs. Saroj Jindal & Mrs. Rita Singhal.
6. Later by a Relinquishment Deed Mrs. Rita Singhal has given her legal right over the Property in favor of other co-owners of the property. which makes Mr. Rakesh Jindal, Mr. Yogesh Jindal & Mrs. Saroj Jindal as the owner of the subject Property.
7. On 10th day of Nov. 2020, the subject property was sold via 3 sale deeds to different owners.
8. The valuation is done only on the basis of documents and information provided to us by the client.
9. 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 2001. 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 authorized 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 & authentic reasoning so that appropriate corrections can be made in the report in case the reasoning is worthwhile to be accepted.
10. Valuation of the asset is done on the basis of as- is – where – is- basis as documents & facts provided by the owner representative.
11. The covered area of the property has been taken from the undertaking given by the owner.
12. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
13. 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.
14. As per the scope of the assignment, Value assessment is subject to Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks (Enclosure: 1) & other enclosed documents with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.
15. 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.
16. All area measurements are on approximate basis. Verification of the area measurement of the property is done based on sample random checking only.
17. 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.*

10.	ASSUMPTIONS | REMARKS | LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: *NA*
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: NA
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: Property located in developing area

	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 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.
	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/ Financer 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.

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	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 29 December 2021 by name AE Praveen Kumar by Himself as no one was available at the site during survey. 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. This valuation report is carried out by our Engineering team on the request from **Mr. Yogesh Jindal, for the Capital Gain assessment.**		
12.	**Name & Address of Valuer company**	**Wealth Tax Registration No.**	**Signature of the authorized person**
	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
13.	**Enclosed Documents**	I. Valuer's Remark - Page No.13 II. Screenshot of the price trend references of the similar related properties available on public domain – Page No.x III. Google Map – Page No.15 IV. Photographs – Pages No.xx V. Copy of Circle Rate – Pages No.x VI. Survey Summary Sheet – Pages No. xx	

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		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**	15
15.	**Engineering Team worked on the report**	***SURVEYED BY:*** *AE Praveen Kumar*
		PREPARED BY: *A.E Abhishek Sharma*
		REVIEWED BY: 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. 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 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.

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ENCLOSURE: 1 – VALUER'S REMARKS

1.	**Fair Market Value#** suggested by the competent Valuer is that prospective estimated amount 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.	**Realizable Value^** 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.	**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, 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 financer 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 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 value should be considered only if transaction is happened as free market transaction.
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 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.

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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 **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.
21.	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.
22.	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.
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/-.

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ENCLOSURE: 2 – GOOGLE MAP LOCATION