

REPORT FORMAT: V-L2 (L&B) | Version: 9.0 2019

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DATED:07/01/2022

VALUATION ASSESSMENT

OF

INDEPENDENT HOUSE

SITUATED AT

KHATA NO. 292, KHASRA NO. 19/5 MIN, MAUZA KHARAKMAAF, PARGANA PARWADOON,
TEHSIL RISHKESH, DEHRADUN

OWNER/S

MR. VINOD BHATT S/O MR. PREMDUTT BHATT

A/C: MR. VINOD BHATT S/O MR. PREMDUTT BHATT

■ 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

PUNJAB NATIONAL BANK, CIRCLE SASTRA EAST BRANCH, DEHRADUN

****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.

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VALUATION ASSESSMENT

MR. VINOD BHATT S/O MR. PREMDUTT BHATT

PART A

PNB FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	Punjab National Bank, Circle Sastra East Branch, Dehradun
Name of Customer (s)/ Borrower Unit	M/r. Vinod Bhatt

S.NO.	PARTICULARS	CONTENT
I.	INTRODUCTION	
1.	Name of Owner	Mr. Vinod Bhatt S/o Mr. Premdutt Bhatt
2.	Date of inspection	04.01.2022
	Date of Valuation	07.01.2022
3.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c
4.	Name of Property Owner/s	Mr. Vinod Bhatt S/o Mr. Vinod Bhatt
5.	Name of Bank/Fl	Punjab National Bank
6.	Name of Developer of the Property	Owner
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Legal Owner

II. PHYSICAL CHARACTERISTICS OF THE ASSET

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

This Valuation report is prepared for the residential house situated at the aforesaid address having total land area admeasuring 418.21 sq.mtr./ 500 sq.yds. as per the documents provided by the bank.

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The identification of the subject property is done by owner and name plate displayed on the property to us at the site and valuation is done on as-is-where-is basis.

The property details like ownership, address & land area has been taken on the basis of sale deed provided to us by the bank Date: 18-08-2007. The subject property is a free hold residential house.

This is a free hold Land property currently possessed by the owner Mr. Vinod Bhatt purchased by the virtue of Sales Deed dated 18-08-2007.

The covered area details of the subject property are taken as per site measurement only since no approved map or site plan has been provided to us by the bank.

The subject property is located approx. 1.5 km away from the Karnprayag – Haridwar Road which is approx. 100 ft. wide road. The approach road to the subject property is Chopda Road which is approx. 10 ft. wide.

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.

1.	Location of the property in the city	Khata No. 292, Khasra NNo. 19/5 Min, Mauza Village-Kharakmaaf, Pargana- Parwadoon, Tehsil- Rishikesh, Dehradun
	Plot No. / Survey No.	Khata No. 292, Khasra No. 19/5 Min
	Door No.	--
	T. S. No. / Village	Kharakmaaf
	Ward / Taluka	Rishikesh
	Mandal / District	Dehradun
2.	Municipal Ward No.	--
3.	City / Town	Rishikesh
	Residential Area/ Commercial Area/ Industrial Area	Residential Area
4.	Classification of the area:	Urban developing area
	High / Middle / Poor	Middle
	Metro / Urban / Semi Urban / Rural	Semi Urban
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Mussoorie Dehradun Development Authority
6.	Postal address of the property	Khata No. 292, Khasra NNo. 19/5 Min, Mauza Village-Kharakmaaf, Pargana- Parwadoon, Tehsil- Rishikesh, Dehradun
7.	Latitude, Longitude and Coordinates of the site	Enclosed with the Report
		Coordinates or URL: 30°03'18.1"N78°14'55.7"E

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8.	Area of the plot/land (supported by a plan)	418.21 sq.mtr. / 500 sq. yds	
		Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking.	
9.	Layout plan of the area in which the property is located	NA	
10.	Development of surrounding areas	Semi Urban Residential Area	
11.	Details of Roads abutting the property		
	(a) Main Road Name & Width	Rishikesh Dehradun Road	~100 ft.
	(b) Front Road Name & width	Chopda Farm Road	~10 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~ 1.5 K.m.	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Not an agriculture land.	
14.	Boundaries of the property	A	B
		As per sale deed/TIR	Actual found at site
	North	---	---
	South	---	---
	East	---	---
	West	---	---
	Extent of the site considered for valuation (least of 14 A & 14 B)	Land – 418.21 sq.mtr./ 500 sq. yds.	
15.	Description of Adjoining properties	As per deed/TIR	Actuals
	North	16 ft. Wide Road	16 ft. Wide Road
	South	11 ft. Wide Road	11 ft. Wide Road
	East	Property of Mr. Sundar Lal Bhatt	Property of Mr. Sundar Lal Bhatt
	West	Nahar	Gool
16.	Survey no. if any	NA	
17.	Type of Building	Residential	

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18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	The subject property is Residential house having covered area admeasuring 225 sq.mtr./ 2422 sq.ft, the subject property is constructed with RCC technique and construction is done up to Ground Floor only. As in formed the age of the building is around 14 years and is demarcated with permanent boundaries.	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Covered Area – 225 sq.mtr./ 2422 sq.ft, (as per the site measurement done by our surveyor) <i>Also please refer to Part B - Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking</i>	
20.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.	
	(a) Identification of the property <i>(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.)</i>	<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property
		<input checked="" type="checkbox"/>	Identified by the owner
		<input type="checkbox"/>	Enquired from local residents/ public
		<input type="checkbox"/>	Identified by owner's representative
		<input type="checkbox"/>	Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done
	(b) Type of Survey	Full survey (inside-out with approximate measurements & photographs).	
	(c) Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary	
	(d) Is the property merged or colluded with any other property	No	
	(e) City Categorization	Semi Urban, Developing	
	(f) Characteristics of the locality	Scale-B City	Semi Urban
	(g) Property location classification	Good	Within urban developing

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		zone		
	(h) Property Facing	North Facing	Road Facing	None
	(i) Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
III.	TOWN PLANNING PARAMETERS			
1.	Master plan provisions related to the property in terms of land use	Residential		
2.	Date of issue and validity of layout of approved map / plan	Cannot comment since approve map not provided to us.		
3.	Approved map / plan issuing authority	MDDA		
4.	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since Map not provided		
5.	Any other comments by our empanelled valuers on authentic of approved plan	No		
6.	Planning area/zone	Mussoorie Dehradun Development Authority (MDDA)		
7.	Development controls	Nagar Nigam		
8.	Zoning regulations	Residential colony		
9.	FAR/FSI permitted and consumed	Yes		
10.	Ground coverage	220.36 sq.mtr/ 2372 sq.ft.		
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	NA		
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential Purpose		
13.	Comment on unauthorized constructions if any	NA		
14.	Comment on demolition proceedings if any	NA		
15.	Comment on compounding/ regularization proceedings	NA		
16.	Comment on whether OC has been issued or not	NA		
17.	Any other aspect			
	i. Any information on encroachment	NA		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
IV.	LEGAL ASPECTS			
1.	Ownership documents,	Sale deed	None	None
2.	Names of Owner/s	Mr. Vinod Bhatt S/o Mr. Premdutt Bhatt		
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	NA		
4.	Comment on whether the IP is independently accessible?	Yes		
5.	Title verification	Legal aspects or Title verification have to be taken care by competent advocate.		

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6.	Details of leases if any,	NA
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold, complete transferrable rights
8.	Agreements of easements if any,	NA
9.	Notification for acquisition if any,	No information available on public domain
10.	Notification for road widening if any,	No information available on public domain
11.	Possibility of frequent flooding / sub-merging	No information available on public domain
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No information available on public domain
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	No information available on public domain
14.	Comment on transferability of the property ownership,	Free hold, complete transferable rights
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	No NA
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	No information available NA
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Cannot comment since copy of approved map not provided to us by the bank.
18.	Any other aspect	<p>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.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>
V ECONOMIC ASPECTS		
1.	Details of ground rent payable,	NA
2.	Details of monthly rents being received if any,	
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
3.	Taxes and other outgoings,	NA
4.	Property insurance,	NA

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5.	Monthly maintenance charges,	NA
6.	Security charges, etc	NA
7.	Any other aspect	NA
VI	SOCIO-CULTURAL ASPECTS	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Semi urban area
VII	FUNCTIONAL AND UTILITARIAN ASPECTS	
	Description of the functionality and utility of the assets in terms of :	
1.	Space allocation	Yes
2.	Storage spaces	Yes
3.	Utility of spaces provided within the building	Yes
4.	Any other aspect	No
VIII	INFRASTRUCTURE AVAILABILITY	
a)	Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes, Jal Board
	2. Sewerage/sanitation	Yes, Exist in the area
	3. Storm water drainage	No
b)	Description of other physical infrastructure facilities viz.	
	1. Solid waste management	No information available since property was closed at the time of survey
	2. Electricity	No information available since property was closed at the time of survey
	3. Roads & Public transportation connectivity	Yes
	4. Availability of other public utilities nearby	Yes
c)	Social infrastructure in terms of	
	1. Schools	Yes – Approx. 800 mtrs.
	2. Medical facilities	Yes – Approx. 01 Km.
	3. Recreation facilities in terms of parks and open spaces	No
IX	MARKETABILITY	
	Analysis of the market for the property in terms of	
1.	Locational attributes	Good
2.	Scarcity	NA
3.	Demand and supply of the kind of subject property.	Good demand of such properties in the market

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4.	Comparable sale prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
X	ENGINEERINGAND TECHNOLOGY ASPECTS		
1.	Type of construction	RCC load bearing structure on pillar beam column and 9" brick walls	
2.	Materials and technology used,	Construction done based on daily hire mason & labourers using average quality material	
3.	Specifications,		
	i. Class of construction	Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal - Good	
		External - Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		Ground floor	RCC
	iv. Floor height	10 ft.	
	v. Type of flooring	Simple marble	
	vi. Doors/ Windows	Aluminum flushed doors & windows	
	vii. Interior Finishing	Simple plastered walls	
	viii. Exterior Finishing	Neatly plastered & putty coated walls	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
x. Class of electrical fittings	Internal – Normal quality fittings used		
xi. Class of sanitary & water supplyfittings	Internal - High quality fittings used		
4.	Maintenance issues	NA	
5.	Age of the building	Approx. 14 years (2021)	Nearly 14 years
6.	Total life of the building,	Approx. 60-65 Yrs	Reaming Life Approx. 40-45 years Subject to timely maintenance
7.	Extent of deterioration,	No maintenance issue, structure is maintained properly	
8.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
9.	Protection against natural disasters viz. earthquakes,	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.	

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10.	Visible damage in the building if any,	No visible damages in the structure
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	No information available since survey couldn't be done from inside
12.	System of air-conditioning	No Aircondition installed
13.	Provision for firefighting Copies of plans and elevations of the building to be included.	No firefighting system installed
XI ENVIRONMENTAL FACTORS		
1.	Use of environment friendly building materials, Green building techniques if any,	NA
2.	Provision for rain water harvesting,	NA
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	NA
XII ARCHITECTURAL AND AESTHETIC QUALITY		
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure
XIII IN CASE OF VALUATION OF INDUSTRIAL PROPERTY		
1.	Proximity to residential areas	NA
2.	Availability of public transport facilities	NA
XIV VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part C: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Points 1, 2, 3, 4, 5 & 6 of the Part C: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.53,34,723/-
	1. Land	Rs.26,34,723/-
	2. Building	Rs.27,00,000/-
	ii. Indicative Prospective Estimated Fair Market Value	Rs.1,16,00,000/-
	iii. Expected Estimated Realizable	Rs.98,60,000/-

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	Value	
	iv. Expected Forced/ Distress Sale Value	Rs.87,00,000/-
e.	i. 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 for determining the minimum valuation of the property for property registration purpose and Market rates are adopted based on prevailing market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part C: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

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PART B**AREA DESCRIPTION OF THE PROPERTY- ANNEXURE-I**

1.	Land Area	418.21 sq.mtr. / 500 sq. yds	
	Area adopted on the basis of	As Per Sale Deed	
	Remarks & observations, if any	---	
2.	Ground Coverage Area	Permissible (x% of Plot area)	NA
		Proposed (x%)	NA
		Present Status	NA
3.	FAR	Permissible	NA
		Proposed(x%)	---
		Present Status	---
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	Covered Area – 225 sq. mtr. / 2422 sq.ft
	Area adopted on the basis of	Site Measurements.	
	Remarks & observations, if any	NA	

Note:

1. 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.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. 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.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

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PART C**VALUATION ASSESSMENT OF THE PROPERTY- ANNEXURE-II**

1.	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 is done for the property found as per the information given in the documents and/ or confirmed by the owner/ owner representative.			
iii.	Property Use factor	Current Use		Highest &Best Use	
		Residential		Residential	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us.However Legal aspects of the property have to be taken care by Bank empanelled competent Legal expert/ Advocate. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by Bank empanelled Legal expert/ Advocate.			
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
		Scale-B City	Good	Average location within locality	Ground Floor + Mumty
		Semi Urban	Within urban developing zone	Not Applicable	
				None	
		Property Facing	North Facing		
vii.	Any New Development in surrounding area	None		---	
viii.	Any specific advantage/ drawback in the property	NA			
ix.	Overall property usability Factor	Normal			
x.	Comment on Property Salability Outlook	Easily sellable, Such Property is easily available in the area			
xi.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
xii.	Any other aspect which has relevance on the value or marketability of the property	Property is located in developing area Valuation of the same asset/ property can fetch different values under different circumstances &situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed 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			

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		<p>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.</p> <p>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.</p>
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xv.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Collector rate of Dehradun, Uttarakhand 2020-21</p> <p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.</i></p> <p><i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</i></p> <p><i>This report includes both, Govt. Guideline Value, and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the</i></p>

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

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

Realizable Value[^] 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 fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be

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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.

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):

i.	Name:	Mr. Susheel (Property consultant)
	Contact No.:	+91-8218057961
	Nature of reference:	Property Consultant
	Size of the Property:	500 sq. yds residential plot
	Location:	Near chopra farm road
	Rates/ Price informed:	Approx. Rs.17,000/- to Rs.20,000/- per sq. yds
	Any other details/ Discussion held:	As, per our discussion we came to know that the rate depend upon size, view, approach road, locality, the ongoing market rate of similar properties is approx. Rs.17,000/- to Rs.20,000/- per sq.yds.
ii.	Name:	Mr. Manoj Sandilya (Property Consultant)
	Contact No.:	9897663242
	Nature of reference:	Property Consultant
	Size of the Property:	500 sq. yds residential plot
	Location:	Near chopra farm road
	Rates/ Price informed:	Around Rs.20,000/-- Rs.22,000/- per sq. yds
	Any other details/ Discussion held:	As, per our discussion we came to know that the rate depend upon size, view, approach road, locality, the ongoing market rate of similar properties is approx. Rs.20,000/- to Rs. 22,000/- per sq.yds.

NOTE: The given information above can be independently verified to know its authenticity.

xvi.	Adopted Rates Justification	<p>The demand of the property is Good in the area for residential plots. As per market survey & verbal conversation with local persons & local property consultant we got the following information: -</p> <ol style="list-style-type: none"> 1. The property rate in the concern area depends on size, Location, locality, and approach road width Distance from the main road. 2. The location of the subject property is in the Good Developing area of Kharakmaaf and vacant land is available on demand. 3. The Demand and supply of such residential plot is good in the area.
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4. The on-going market rate for the Residential plot located within vicinity of subject Property is ranging in between Rs.17,000/- to Rs.22,000/- per Sq.yds.

As aforesaid property is a residential plot with a total of 418.21 sq.mtr./ 500 sq.yds. area in size. Hence taking into consideration all these factors like size, location, locality and market condition, we are on the view that the appropriate rate range for such a unit can be considered between Rs.17,000/- per yds. to Rs.20,000/- per sq.yds. and for the valuation purpose we have adopted **Rs.18,000/- per sq.yds** which appears to be reasonable in our view.

A. VALUATION CALCULATION				
a. GUIDELINE/ CIRCLE VALUE				
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics& assessment factors of the property)
		418.21 sq.mtr. /500 sq. yds.	Rs. 6,300 per Sq. mtr	Rs.6,300/- per sq.mtr.
	Total Land Value (a)	418.21 sq.mtr. X Rs.6,300/- per sq.mtr		
		Rs.26,34,723/-		
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure on pillar beam column and 9" brick walls	Class B construction (Good)	10-15 years old construction
		Rate range	Rate adopted	Covered Area
	Rs.12,000/- per sq.mtr.	Rs.12,000/- per sq.mtr.	225 sq. mtr. / 2422 sq.ft	
	Total Construction Estimated Depreciated Replacement Value(b)	Rs.12,000/- per sq.ft. X 225 sq.mtr.		
Rs.27,00,000/-				
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.53,34,723/-		
B INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE				
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics& assessment factors of the property)
		418.21 sq.mtr. / 500 sq. yds.	Rs.17,000/- to Rs.22,000 per sq.yds.	Rs.18,000/- per sq.yds
	Total Land Value (a)	Rs.18,000/- per sq. yds. X 500 sq.yds		
		Rs.90,00,000/-		
ii.	Construction	Structure cost/ Construction Value		

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	Depreciated Replacement Value	Structure Type	Construction category	Structure Condition
		RCC load bearing structure on pillar beam column and 9" brick walls	Class B construction (Good)	Good
		Age Factor		Covered Area
		10-15 years old construction		225 sq. mtr. / 2422 sq.ft
		Rate range		Rate adopted
		Rs.1,000/- to Rs.1,200/- per sq.ft.		Rs.1,100/- per sq.ft.
	Total Built-up Dwelling Unit ValueValue (b)	Rs.1,100/- per sq.ft X 2422 sq.ft.		
Rs.26,64,200/-				
iii.	TOTAL VALUE: (a+b+c+d+e)		Rs.1,16,64,200/-	
iv.	Additional Premium if any		NA	
	Details/ Justification		NA	
v.	Deductions charged if any		NA	
	Details/ Justification		NA	
vi.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)		Rs.1,16,64,200/-	
vii.	ROUND OFF		Rs.1,17,00,000/-	
viii.	IN WORDS		Rupees One Crore Seventeen Lakhs Only	
ix.	EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)		Rs.99,45,000/-	
x.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)		Rs.87,75,000/-	
xi.	VALUE FOR THE INSURANCE PURPOSE		--	
xii.	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		
xiii.	Concluding comments & Disclosures if any	1. The covered area details of the subject property are taken as per site measurement only since no approved map or site plan has been provided to us by the bank. 2. 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. 3. 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. 4. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 5. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.		

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3.	ENCLOSURES	
a.	Part A	Valuation Report as per PNB format
b.	Part B - Annexure-I	Area description of the Property
c.	Part C - Annexure-II	Valuation Assessment of the Property
d.	Part D - Annexure-III	Summary of the Valuation report
e.	Annexure - IV	Screenshot of the price trend references of the similar related properties available on public domain - Page No.24
f.	Annexure - V	Google Map
g.	Annexure - VI	Photographs
h.	Annexure - VII	Copy of Circle Rate
i.	Annexure - VIII	Survey Summary Sheet
j.	Annexure - IX	Valuer's Remarks
k.	Annexure - X	Copy of relevant papers from the property documents referred in the Valuation

DECLARATION BY VALUER FIRM

i.	As a result of my appraisal, analysis and based on the data, information, documents provided by the bank/ client and property identified by the owner/ bank, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.1,17,00,000/- (Rupees <u>One Crore Seventeen Lakhs</u> only). The Realizable value of the above property is Rs.99,45,000/- (Rupees <u>Ninety Nine Lakhs Forty Five Thousand</u> Only). The Distress value of the above property is Rs.87,75,000/- (Rupees <u>Eighty Seven Lakhs Seventy Five Thousand</u> Only).		
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida	
iii.	Enclosed Documents	S.No	Documents
		i.	General Details
		ii.	Screenshot of the price trend references of the similar related properties available on public domain
		iii.	Google Map
		iv.	Photographs
		v.	Copy of Circle Rate
		vi.	Survey Summary Sheet
		vii.	Valuer's Remark
		viii.	Copy of relevant papers from the property documents referred in the Valuation
iv.	Total Number of Pages in the Report with Enclosures	36	

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ANNEXURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: <i>cannot comment since copy of TIR is not provided to us</i>
ii.	Is property SARFAESI compliant: <i>Yes only if the subject property gets separated and demarcated independently.</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>Yes, is mortgaged</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: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR. <ol style="list-style-type: none"> 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 copy 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, 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. 3. 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.

R.K ASSOCIATES IMPORTANT NOTES

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.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.

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.

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



₹30.0 L EMI starts at ₹15.89 K

Residential Plot for sale in Vinod Viha...

Vinod Vihar Colony, Rishikesh

Plot Area	Avg. Price	1.9 km from
1500 sq.ft	₹2.00 K/sq.ft	Kharakmaf

1500 Square feet Plot for sale in Vinod Vihar Colony, Rishikesh. This land has a dimension of 30.0 mt length 50.0 mt width. This Plot is available at a price of Rs 30.0 L. The average price per sqft is Rs 2.0k. Price. The width of the facing road is 25.0 mt. The brokerage amount to be paid is Rs 35000

[Collapse](#)

No photo available for this property

[Request Photos](#)

RS Raghav Singh
Agent

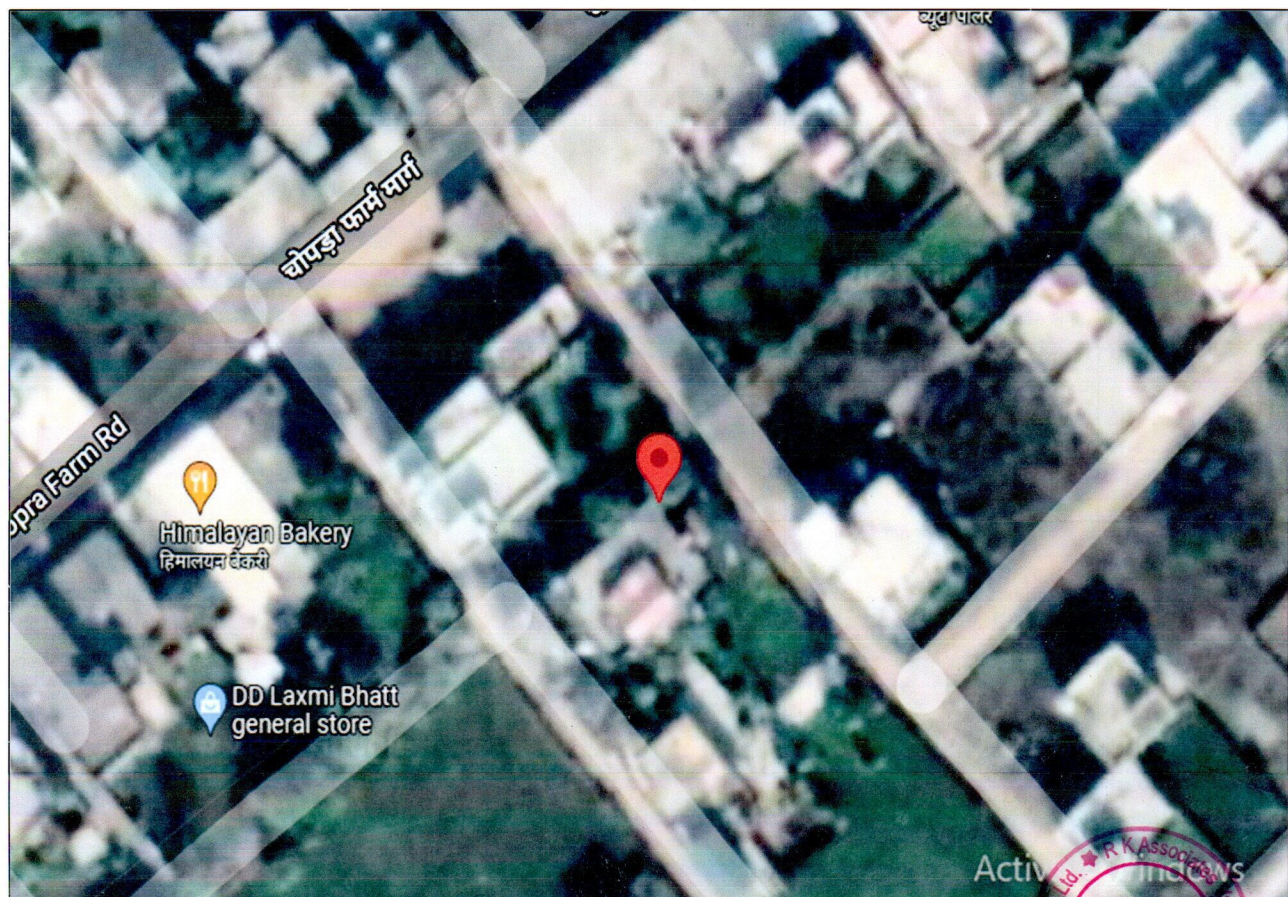
[View Phone](#)

[Contact](#)

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ANNEXURE: III – GOOGLE MAP LOCATION



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ANNEXURE: IV – PHOTOGRAPHS OF THE PROPERTY



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ANNEXURE: V- COPY OF CIRCLE RATE

3	C	12	संगतियावाला कला	100	5200	19200	37760	35870	12000	10000
		13	संगतियावाला खुर्द	100	5200	19200	37760	35870	12000	10000
		14	भट्टोवाला	100	5200	19200	37760	35870	12000	10000
		1	रैनापुरग्रान्ट	140	6300	20300	39650	37670	12000	10000
		2	जीवनवाला	140	6300	20300	39650	37670	12000	10000
		3	फतेहपुरटाण्डा	140	6300	20300	39650	37670	12000	10000
		4	बडकोटमाफी (डाण्डी)	140	6300	20300	39650	37670	12000	10000
		5	रानीपोखरी	140	6300	20300	39650	37670	12000	10000
		6	खडकमाफ	140	6300	20300	39650	37670	12000	10000
		7	साहबनगर	140	6300	20300	39650	37670	12000	10000
		8	श्यामपुर विस्थापित ए बी कालोनी	140	6300	20300	39650	37670	12000	10000
4	D	1	रानीपोखरीग्रान्ट	180	8800	22800	46800	44460	12000	10000
		2	माजरीग्रान्ट	180	8800	22800	46800	44460	12000	10000
		3	आमबाग	180	8800	22800	46800	44460	12000	10000
		4	निर्मल ए	180	8800	22800	46800	44460	12000	10000
		5	निर्मल बी	180	8800	22800	46800	44460	12000	10000
		6	गुमानोवाला	180	8800	22800	46800	44460	12000	10000
		7	श्यामपुर	180	8800	22800	46800	44460	12000	10000
		8	खैरीखुर्द	180	8800	22800	46800	44460	12000	10000
		9	खाण्डरायवाला	180	8800	22800	46800	44460	12000	10000
		10	रायवाला	180	8800	22800	46800	44460	12000	10000
		11	प्रतीतनगर	180	8800	22800	46800	44460	12000	10000
		12	बीबीवाला	180	8800	22800	46800	44460	12000	10000
		13	लालपानी दुधुपानी	180	8800	22800	46800	44460	12000	10000
		14	सिद्धरवाला	180	8800	22800	46800	44460	12000	10000
5	E	1	हरिपुरकला	200	11000	25000	57000	54150	12000	10000

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(बीर सिंह, मुद्रांक)
अपर जिलाधिकारी, जिला नगर विकास

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ANNEXURE: VI- DECLARATION FROM VALUER

I hereby declare that:

- The information furnished in our valuation report dated 7/1/2022 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 4/7/2022 the work is not subcontracted to any other valuer and is carried out by us.
- We have not been convicted of any offence and sentenced to a term of imprisonment.
- We have not been found guilty of misconduct in professional capacity.
- We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	The subject building is Residential independent residential plot having covered area 418.21 sq. mtr./ 500 sq. yds.
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Engineering Analyst: Er. Aditya Valuer/ Reviewer: HOD Engg.
4.	Disclosure of Valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 2/1/2022
		Date of Survey: 4/1/2022
		Valuation Date: 7/1/2022

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		Date of Report:	7/1/2022
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Er. Deepak Joshi bearing knowledge of that area on 4/1/2022. Property was shown and identified by owner Mr. Vinod Bhatt (+91-9719406764).	
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition& Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-8 of the Report.	
11.	Major factors that were not taken into	NA	

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	account during the valuation	
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please see attached Annexure.

Date: 7/1/2022

Place: Noida

Signature

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

ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

Signature of the Valuer: _____

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

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

Date: 7/1/2022

Place: Noida

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

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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.