

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

FILE NO. VIS(2021-22)-PL937-814-1039

DATED: 05/02/2022

VALUATION REPORT OF RESIDENTIAL FLAT

SITUATED AT

APPARTMENT NO. CGC-183, 18TH FLOOR, TOWER C, DLF CAPITAL GREENS, 15
SHIVAJI MARG, MOTI NAGAR, NEW DELHI 110015

OWNER/S

MR. BHUMICA DUA W/O MR. LUXMAN DASS DUS

&

MR. LUXMAN DASS DUA S/O MR. LAL CHAND DUA

■ 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

CUSTOMER REQUIREMENT FOR THE PURPOSE OF AUSTRALIAN CAPITAL GAINS
TAX LAW

*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.*

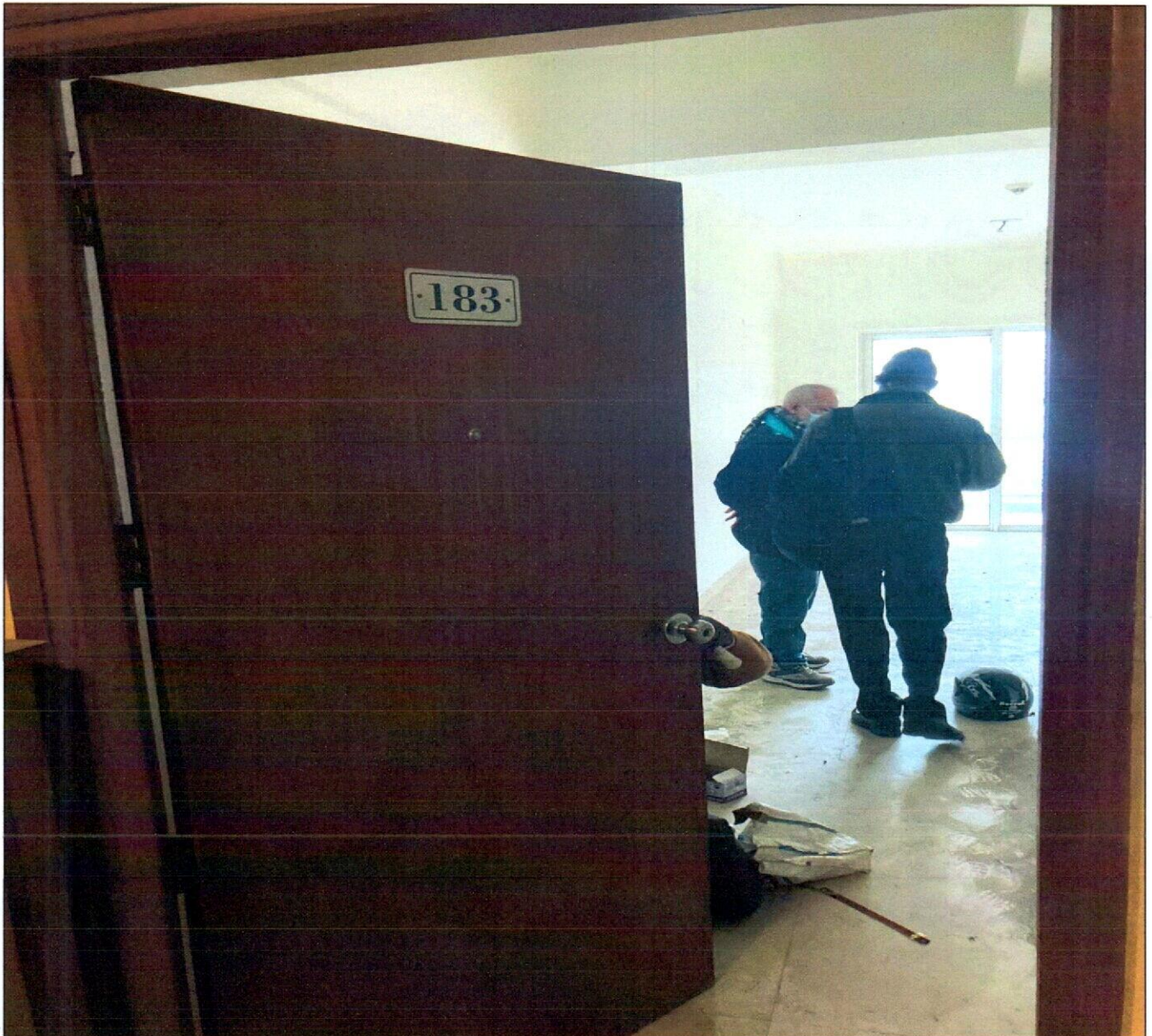
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ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**APPARTMENT NO. CGC-183, 18TH FLOOR, TOWER C, DLF CAPITAL GREENS, 15
SHIVAJI MARG, MOTI NAGAR, NEW DELHI 110015**



VALUATION REPORT

MR. BHUMICA DUA & MR. LUXMAN DASS DUA

GENERAL DETAILS			
1.	Report prepared for	Individual customer	
2.	Name & Address of Organization	NA	
3.	Name of Customer	Mrs. Bhumica Dua W/o Mr. Luxman Dass Dua & Mr. Luxman Dass Dua S/o Mr. Lal Chand Duaa	
4.	Credit Analyst	NA	
5.	Type of Loan	NA	
6.	Report Format	V-L1 (Basic) Version: 6.0_2018	
7.	Date of Valuation	5 February 2022	
8.	Date of Survey	3 February 2022	
9.	Date of Valuation for Capital Gains	7 January 2021	
10.	Type of the Property	Residential Apartment in multistoried building	
11.	Type of Valuation	Residential Flat Value	
12.	Report Type	Plain Asset Valuation	
13.	Surveyed in presence of	Owner's representative Mr. Narendra Dua (+91-9818513154)	
14.	Purpose of Valuation	For The Purpose Of Australian Capital Gains Tax Law	
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. depts. 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
		Total 02 documents requested.	Total 01 documents provided.
		Property Title document	Sale Deed
		Approved Map	NA
18.	Identification of the property	Documents Reference No.	
		01	
		Dated: 24/09/2020	
		--	
		<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done	
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 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. Bhumica Dua W/o Mr. Luxman Dass Dua & Mr. Luxman Dass Dua S/o Lal Chand Dua			
ii.	Application No.	NA			
2.	Property Details				
i.	Address	Appartment No. CGC 183, 18 TH FLOOR, DLF Capital Greens, 15 Shivaji Marg, Moti Nagar, New Delhi 110 015			
ii.	Nearby Landmark	Near Mid Town One & Itself a land mark			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 28°39'54.1"N 77°09'02.9"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	No, its an independent singly bounded property			

3.	Document Details	Status	Name of Approving Auth.		Approval No.
i.	Layout Plan	No information provided	---		NA
ii.	Building plan	No information provided	---		NA
iii.	Construction Permission	No information provided	---		NA
iv.	Legal Documents	Available	Sale Deed	NA	na
4.	Physical Details of the Property				
i.	Adjoining Properties	North Open	South Corridor/ CGC -184	East CGB -181	West Open/ CGC-182
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Residential as per zoning regulation			
v.	Type of Property	Residential Apartment in multistoried building --			
vi.	Note: The subject property was a Flat				
vii.	Total no. of floors of the property	3 Basements+Ground+26 Floors.			
viii.	Floor on which the property is located	18 th Floor			
ix.	Approx. age of the property	As per the information provided by the owner the subject property was approx. 4 years old in 2021.			
x.	Residual age of the property	Approx. 55-60 years subject to timely maintenance			
xi.	Type of structure	RCC framed structure			
xii.	Condition of the Structure	Good			
5.	Tenure/ Occupancy/ Possession Details				
i.	Property presently possessed/ occupied by	Owner, Vacant at the time of site survey			
ii.	Status of Tenure	NA			
iii.	No. of years of occupancy	02 years in 2020 sale deed is executed			
iv.	Relationship of tenant or owner	NA			
6.	Stage of Construction				
	If under construction then extent of completion	NA			



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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	No

8.	AREA DETAILS OF THE PROPERTY*		
i.	Land area (as per documents/ site survey, whichever is less) (Not considered since this is a Built-up Dwelling Unit Valuation)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	NA	NA	NA
	Area adopted on the basis of	NA	
	Remarks & Observations	NA	
ii.	Built Up Unit Value (As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	146.71sq. mtr (1579 sq. ft.)	Not Measureable at site	146.71sq. mtr (1579 sq. ft.)
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & Observations	NA	

*Please see note in concluding comments.

9.	VALUATION ASSESSMENT			
A.	ASSESSMENT FACTORS			
i.	Valuation Type	Built-up unit value (sold-purchased as a separate dwelling unit/ comparable)		Residential flat 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
		Not Applicable	Not Applicable	Not Applicable
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification
		Metro City	Good	Ordinary location within the locality
		Urban	Within good urban developed area	NA
		Property Facing	South Facing	
vii.	New Development in surrounding area	NA	NA	
viii.	Property overall usability Factor	NA		
ix.	Comment on Property Salability Outlook	NA		
x.	Comment on Demand & Supply in the Market	NA		
xi.	Sale transaction method assumed	NA		
xii.	Best Sale procedure to realize maximum Value	NA		
xiii.	Methodology/ Basis of Valuation	Govt. Guideline Value: NA		
		Market Value: Reverse calculation method as per present Market Rates		

		<ul style="list-style-type: none"> • This valuation report is prepared for Australian Capital Gains Tax Law as per the requirement of the client. • As per Australian Capital Gains Tax Law it will be assumed that the concerned owner acquired this asset on the day when he became Australian resident which was 7th January, 2021 as per information provided by the client. • So, accordingly as per Australian Capital Gains Tax Law, the valuation has to be prepared for value of the property was on 7th January, 2021. • For Calculation of the Value prevailing in the year- 2021, we have adopted reverse Calculation Method based on the Market rates prevailing as on date and assume that market may have grown based on the below percentages as per demand of the market in these previous years. • Housing/ Property Price/ Cost Inflation Index method is also referred to ascertain the value prevailed in Jan., 2021. • In Jan., 2021 market was not normal due to covid-19 restrictions and not many sale-purchase was taking place at that point of time. • Therefore for the purpose of this valuation instead of ascertaining the valuation in that particular period, we have widened the period from Jan., 2021 till Oct., 2021 when the market started coming to normalcy. • Presently the market rates are around Rs.12,000/- to Rs.13,000 per sq.ft. • As per various market trends Housing/ Property Price and reports published by several institutions, there is negligible price difference in last one year. In few specific cases it can be considered maximum of 5% price difference in last 1 year. • This property falls in the developing area of Moti Nagar New Delhi. • The subject area of Moti Nagar is in New Delhi and this area is considered to be a good residential area. • The green line of metro has been expanded to Shiva ji Park and was operational since year 2020. • As per the variation in the property market since 2021 we are of the opinion that in the subject location of Shiva Ji marg, property rates have been almost same based on the development & demand in that year. • As per significant local enquiries in the market from the old inhabitants and experienced property dealers, we came to know that the prices in year 2021 must have been around Rs.12,000/- to Rs.13,000/- per sq. ft. (On super area) in the locality of DLF Capital Greens, Shivaji Nagar. • Hence taking into consideration the facts of record we are of the opinion that the residential flat prices are around Rs.12,000/- to Rs.13,000/- per sq. ft. (On super area). • Based on the locality we are of the opinion to take Rs.12,500 per sq. ft. (On super area). 																					
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)	<table> <tr> <td>1.</td><td>Name:</td><td>Mr. Arpan</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-9871348522</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Habitants of the subject locality</td></tr> <tr> <td></td><td>Size of the Property:</td><td>1579 sq.ft (Super area)</td></tr> <tr> <td></td><td>Location:</td><td>DLF Greens, Shivaji Marg, Moti Nagar</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs.12,000/- to Rs.12,500/- per sq. ft. (On super area)</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per discussion with consultant we came to know that the rates are depend upon the size, view, approach road and floor on which unit is available but rates with lies in prescribed range of Rs.12,000/- to Rs.13,000/- per sq. ft. on super area.</td></tr> </table>	1.	Name:	Mr. Arpan		Contact No.:	+91-9871348522		Nature of reference:	Habitants of the subject locality		Size of the Property:	1579 sq.ft (Super area)		Location:	DLF Greens, Shivaji Marg, Moti Nagar		Rates/ Price informed:	Around Rs.12,000/- to Rs.12,500/- per sq. ft. (On super area)		Any other details/ Discussion held:	As per discussion with consultant we came to know that the rates are depend upon the size, view, approach road and floor on which unit is available but rates with lies in prescribed range of Rs.12,000/- to Rs.13,000/- per sq. ft. on super area.
1.	Name:	Mr. Arpan																					
	Contact No.:	+91-9871348522																					
	Nature of reference:	Habitants of the subject locality																					
	Size of the Property:	1579 sq.ft (Super area)																					
	Location:	DLF Greens, Shivaji Marg, Moti Nagar																					
	Rates/ Price informed:	Around Rs.12,000/- to Rs.12,500/- per sq. ft. (On super area)																					
	Any other details/ Discussion held:	As per discussion with consultant we came to know that the rates are depend upon the size, view, approach road and floor on which unit is available but rates with lies in prescribed range of Rs.12,000/- to Rs.13,000/- per sq. ft. on super area.																					



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B. VALUATION CALCULATION				
a. GUIDELINE/ CIRCLE VALUE				
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics & assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)		NA	
ii.	Construction Depreciated Replacement Value	Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC framed structure	Good	2-5 years old construction
		Rate range	Rate adopted	Super Area
	--	--	1579 sq.ft./146.71 sq.mtr.	
	Total Construction Depreciated Replacement Value (b)		NA	
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)		NA	
b. PROSPECTIVE MINIMUM FAIR MARKET VALUE (AS ON 01.04.2001)				
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)
		NA	NA	NA
	Total Land Value (a)		NA	
ii.	Construction Depreciated Replacement Value	Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC framed structure	Class B construction (Good)	2-5 years old construction
		Rate range	Rate adopted	Super Area
	Rs.12,000/- to Rs.13,000/- per sq. ft. (On super area)	Rs.12,000/- per sq. ft. (On super area)	146.71 sq. mtr (1579 sq. ft.)	
	Total Construction Depreciated Replacement Value Value (b)		1579 sq. ft. x Rs.12,500/- per sq. ft.	
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.1,97,37,500/- estimated as prevailing in the year 2021	
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.1,97,37,500/- estimated as prevailing in	

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		the year 2021
x.	Round Off	Rs.1,97,00,000/-estimated as prevailing in the year 2021
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	<ol style="list-style-type: none">1. Area details had been taken from the sale deed Dated: 24-09-2020.2. 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 2021. However, we do not claim or take any responsibility for the arrived historical Valuation due to the limited data/ information available of that period. In case the authorised reader of the report for whom this report is prepared finds any material deficiencies in the assumptions adopted in the report then he is welcome to contradict it based of some evidence & authentic reasoning so that appropriate corrections can be made in the report in case the reasoning is worthwhile to be accepted.3. Valuation of the asset is done on the basis of as- is – where – is basis as documents & facts provided by the owner representative.4. The covered area of the property has been taken from the undertaking given by the owner.5. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.6. 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.7. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks (Enclosure: 1) & other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.



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

a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ 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.



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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.
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.



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11.	DECLARATION		
	<p>i. The property was inspected by our authorized surveyor on 3 February 2022 by name Er. Sachin Pandey in presence of the owner's representative.</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. This valuation report is carried out by our Engineering team on the request from Mrs. Bhumica Dua W/o Mr. Luxman Dass Dua & Mr. Luxman Dass Dua S/o Mr. Lal Chand Dua</p>		
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	<p>I. Valuer's Remark - Page No.12</p> <p>II. Screenshot of the price trend references of the similar related properties available on public domain – Page No.x</p> <p>III. Google Map – Page No.13</p> <p>IV. Photographs – Pages No.xx</p> <p>V. Copy of Circle Rate – Pages No.x</p> <p>VI. Survey Summary Sheet – Pages No. xx</p> <p>VII. Copy of relevant papers from the property documents referred in the Valuation – Pages No.15</p>	
14.	Total Number of Pages in the Report with Enclosures	15	
15.	Engineering Team worked on the report	SURVEYED BY: Er. Sachin Pandey	
		PREPARED BY: Eng. Aditya	
		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.



ENCLOSURE: 1 – VALUER'S REMARKS

1.	Fair Market Value* suggested by the competent Valuer <u>is that prospective estimated amount</u> of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	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 financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the

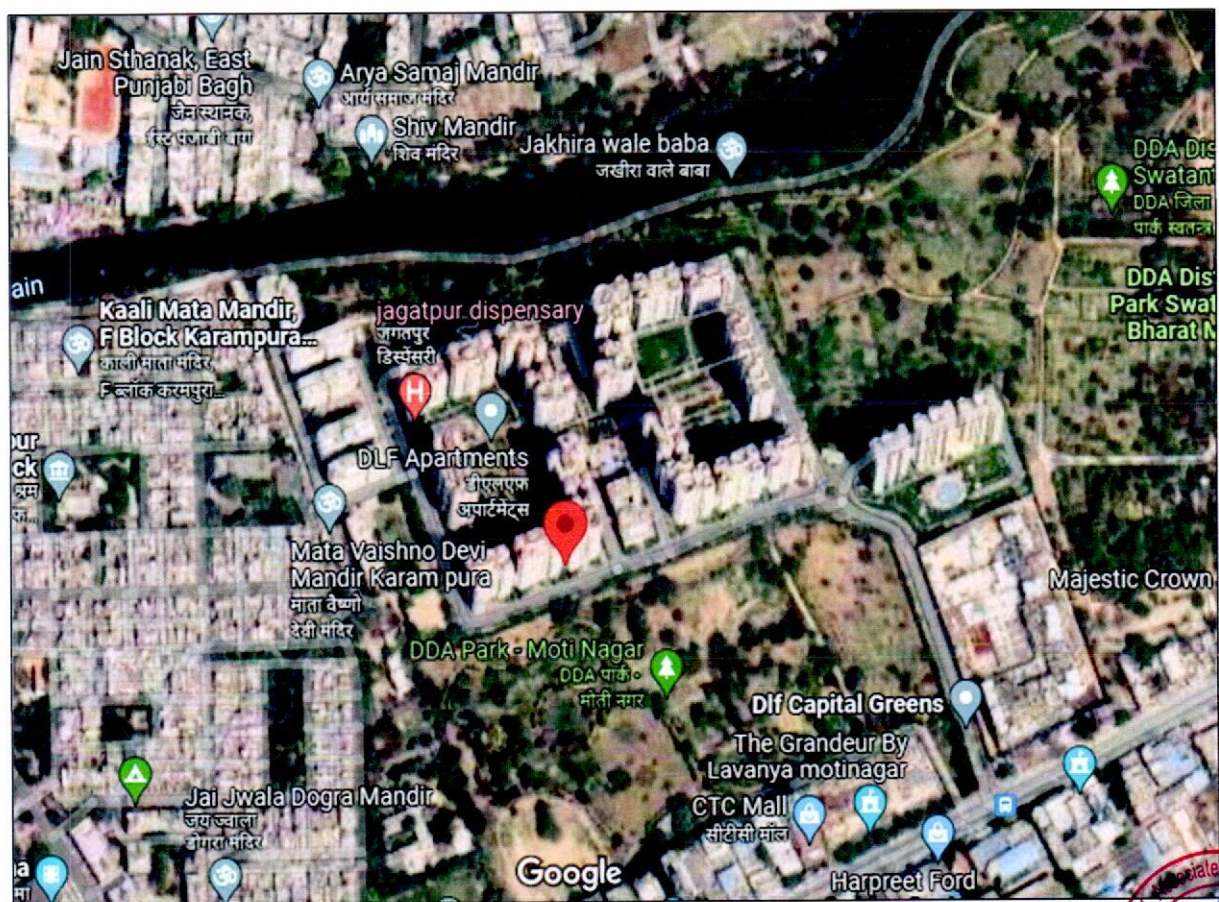
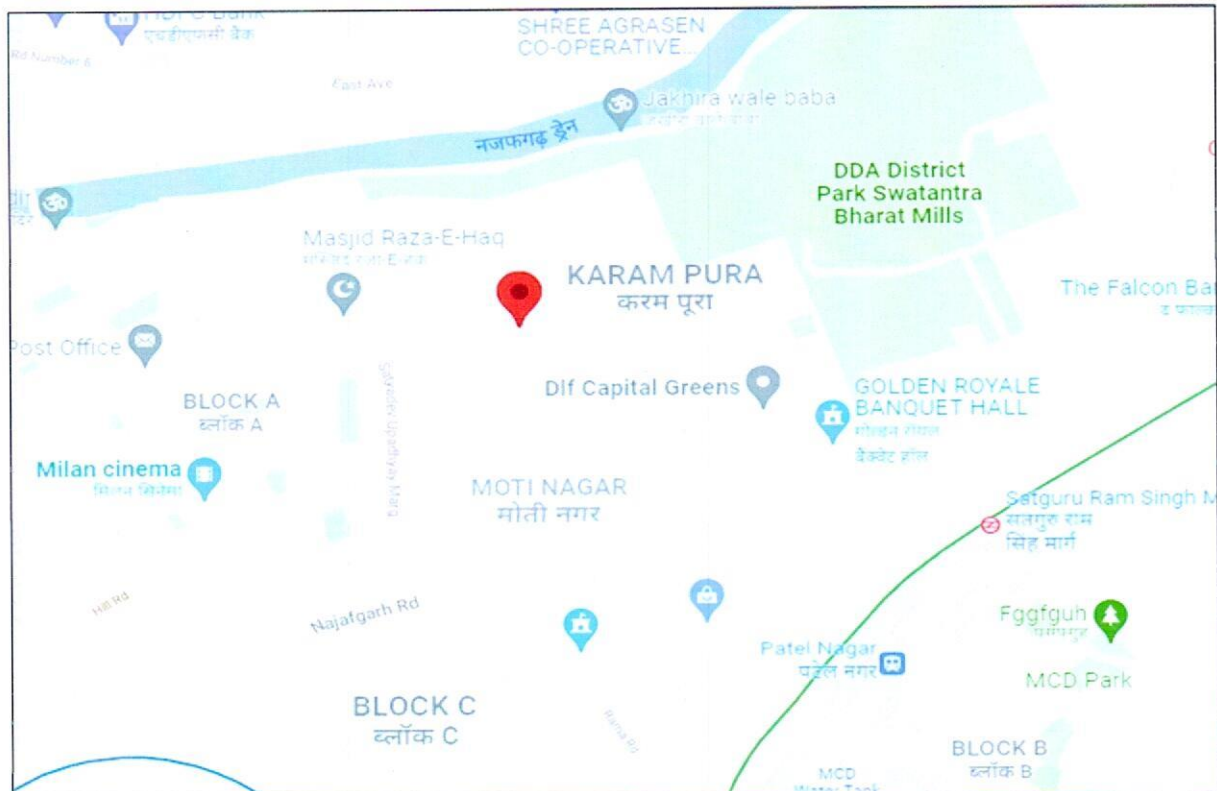
VALUATION REPORT

MR. BHUMICA DUA & MR. LUXMAN DASS DUA

	ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 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/-.



ENCLOSURE: 2 – GOOGLE MAP LOCATION



SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.			
2.	Name of the Surveyor	Sachin Pandey		
3.	Borrower Name	Mrs. Bhumi Dua & Lakshman Dua		
4.	Name of the Owner	Sae-		
5.	Property Address which has to be valued	Flat No. C4C-183 Tower C DLF Capital Green Mathura Road.		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div>Name</div> <div>Contact No.</div> </div>		
7.	How Property is identified by the Surveyor	Mr. Nasendran DUA 9818513154 <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement		
13.	Reason for no measurement	<input checked="" type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			



	property during survey	<i>NO</i>
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available; <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	<i>NO</i>
21.	Local Information/References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K. Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: *Naren D*
b. Relative:
c. Signature:
d. Date:

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching knowledge of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
b. Signature:
c. Date:

Sachin Pandey
03/02/2022

