

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

FILE NO. - VIS (2021-22)-PL984-863-1068

DATED: 14/02/2022

VALUATION ASSESSMENT OF INDUSTRIAL LAND & BUILDING

SITUATED AT

B-4, SARA INDUSTRIAL ESTATE, RAMPUR, SELAQUI, DEHRADUN-248197
UTTARAKHAND

OWNER/S

M/S. PLANET HERBS LIFESCIENCES PRIVATE LTD.

A/C: M/S. TECHNOX ENGINEERS AND SERVICES PVT. LTD.

■ 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

STATE BANK OF INDIA, SME BRANCH, RAJPUR ROAD, 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.

CORPORATE OFFICE:

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

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, SME Branch Rajpur Road, Dehradun, Uttarakhand- 248001
Name Of Customer (S)/ Borrower Unit	M/s. Technox Engineers and Services Pvt. Ltd.

I.		GENERAL				
1.	Purpose for which the valuation is made	For Periodic Re-valuation of the mortgaged property				
2.	a) Date of inspection	10/02/2022				
	b) Date on which the valuation is made	14/02/2022				
3.	List of documents produced for perusal	Documents Requested	Documents Provided	Documents Reference No.		
		Total 06 documents requested	Total 01 documents provided	01		
		Property Title document	NA	NA		
		Last paid Electricity Bill	NA	NA		
		Last paid Municipality Tax receipt	NA	NA		
		Approved Map	NA	NA		
		Copy of TIR	Copy of TIR	Dated: 10-01-2019		
		Old Valuation Report	NA	NA		
4.	Name of the owner/s	M/S. Planet Herbs Lifescience Pvt. Ltd.				
	Address and Phone no. of the owner/s	7/1, Pritam Road, Dehradun.				
5.	<u>Brief Description of the Property</u> This opinion on valuation report is prepared for the industrial property at the aforesaid address having total land area admeasuring 0.9822 hectare as per the copy of TIR provided to us by the bank. Total land area of different parcel of land taken from the TIR report provided to us, detailed table of which has been attached below.					
LAND DETAILS OF M/S. PLANET HERB LIFE SCIENCE PVT. LTD.						
SR. No.	Document	Khasra No.	Address	Owner	Area(Hectare)	Area (Sq.Mtr.)
1	TIR	2519	Mouza- Shankarpur Hakumatpur, Pargana- Pachwadoon, Dist- Dehradun	M/S. Planet Herbs Lifescience Pvt. Ltd. through its chairman Mr. V.K. Dhawan son of Mr. K.I. Dhawan.	0.11	1062
2	TIR	2522	Mouza- Shankarpur Hakumatpur, Pargana- Pachwadoon, Dist- Dehradun	M/S. Planet Herbs Lifescience Pvt. Ltd. through its chairman Mr. V.K. Dhawan son of Mr. K.I. Dhawan.	0.49	4850
3	TIR	2553	Mouza- Shankarpur Hakumatpur, Pargana- Pachwadoon, Dist- Dehradun	M/S. Planet Herbs Lifescience Pvt. Ltd. through its chairman Mr. V.K. Dhawan son of Mr. K.I. Dhawan.	0.39	3910
TOTAL					0.98	9822



As per the name plate displayed in the property the address mentioned is B4, SARA Industrial Estate, Rampur, Selaqui, Dehradun-248197 (Uttarakhand) but as per TIR provided to us by the bank the address mentioned is Khasra No. 2519, 2522, 2553, Mouza-Shankarpur Hakumatpur, Pargana-Pachwadoon, Tehsil- Vikas Nagar, District- Dehradun, Uttarakhand.

We didn't get any document from which we can ascertain if these Khasra numbers pertain to the subject property visited. Bank needs to correlate this factor from the relevant cizra map by engaging concerned Tehsil/ concerned administration office Patwari.

This subjected property is a free hold industrial property, located in SARA industrial estate which is around 500 mtr. away from Chakarata main road. The subject locality is an industrial estate and many small scale to medium scale industries are settled up in the surrounding locality.

M/s. Planet Herbs Lifescience Pvt. Ltd. is a research based manufacturing organization based in Dehradun. They are the manufacturer of pharmaceutical medicines, ayurvedic medicine and herbal medicines.

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 are 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.

6.	Location of property		
	a)	Plot No. / Survey No.	B-4
	b)	Door No.	--
	c)	T. S. No. / Village	Mouza- Shankarpur Hakumatpur
	d)	Ward / Taluka	Vikas Nagar
	e)	Mandal / District	Dehradun
	f)	Date of issue and validity of layout of approved map / plan	Approved map not provided to us.
	g)	Approved map / plan issuing authority	Cannot comment since approve map not provided
	h)	Whether genuineness or authenticity of approved map / plan is verified	Map not provided to us
	i)	Any other comments by our empaneled Valuers on authenticity of approved plan	Map not provided to us
7.	Postal address of the property		B-4, Sara Industrial Estate, Rampur, Selaqui, Dehradun-248197 Uttarakhand
8.	a)	City / Town	Dehradun
	b)	Residential Area	No
	c)	Commercial Area	No
	d)	Industrial Area	Yes
9.	Classification of the area		
	a)	High / Middle / Poor	Middle

	b)	Urban / Semi Urban / Rural	Semi Urban
10.	Coming under Corporation limit/ Village Panchayat / Municipality		Dehradun Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area		Not applicable
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		Not applicable
13.	Boundaries of the property		
	Are Boundaries matched	Yes from the available documents	
	Directions	As per Copy of TIR	Actual found at Site
	North	Property of SIEL	Property of SIEL
	South	Plot No.- B3 and B8	Plot No.- B3 and B8
	East	Road	Road
	West	Part of Plot No.-B4	Part of Plot No.-B4
14.1	Dimensions of the site	A	B
		As per the Deed	Actuals (As per Survey)
	North	NA	Not measureable at site
	South	NA	Not measureable at site
	East	NA	Not measureable at site
	West	NA	Not measureable at site
14.2	Latitude, Longitude & Co-Ordinates Of Industrial Property	30°22'33.1"N 77°49'59.4"E	
15.	Extent of the site	Land Area as per TIR: 0.9822 Hectare/ (9822 sq.mtr.)	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	0.9822 Hectare/ (9822 sq.mtr.)	
17.	Whether occupied by the owner / tenant?	Owner Occupied	
	If occupied by tenant, since how long?	N.A.	
	Rent received per month.	N.A.	

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial Area
2.	Development of surrounding areas	Industrial
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Civic amenities such as school and market is available at a vicinity of around 2-3 kms from the subject property. Nearest hospital is around 3 kms. No railway stations or airports are there in close proximity.
5.	Number of Floors	Please refer to the sheet attached
6.	Type of Structure	Please refer to the sheet attached
7.	Type of use to which it can be put	Industrial purpose



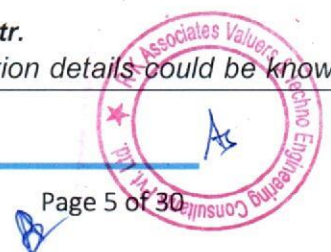
VALUATION ASSESSMENT**M/S. TECHNOX ENGINEERS AND SERVICES PVT. LTD.**

8.	Any usage restriction	Can be used for Industrial Purpose
9.	Is plot in town planning approved layout?	NA
10.	Corner plot or intermittent plot?	No
11.	Road facilities	Yes
12.	Type of road available at present	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	~20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Submersible
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	NA
18.	Advantage of the site	Good civic amenities are available in this subjected area.
19.	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)	None



PART B**VALUATION OF LAND**

1.	Size of Plot	0.9822 Hectare/ (9822 sq.mtr.)
	North & South	NA
	East & West	NA
2.	Total extent of the plot	0.9822 Hectare/ (9822 sq.mtr.)
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	None
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p>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)</p> <p>1. Name: R.K. Sharma (Dealer) Contact No.: +91- 9837060388 Size of the Property: NA Rates/ Price informed: Rs.8,000/- to 9,000/- per sq.mtr. Comment: As per the discussion with the property dealer, prevailing rates of industrial land comes around Rs.8000/- to Rs.9000/- for properties around the subjected area.</p> <p>2. Name: Sai Properties Contact No.: +91-9759175913 Size of the Property: 8000 sq.mtr. Rates/ Price informed: Rs.8,000/- to 9,000/- per sq.mtr.</p> <p>Comment: As per the discussion with the property dealer, prevailing rates comes around Rs.8000/- to Rs.9000/- per sqmtr</p> <p><i>During our micro market survey and discussion with local inhabitants and property dealer we came to know the following information:</i></p> <ol style="list-style-type: none"> <i>The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road location.</i> <i>The subject property is surrounded by other industrial properties.</i> <i>Prevailing market range for this size in the vicinity of the subject property is around Rs.8000/- to Rs.9000/- per sqmtr</i> <i>So, the rate adopted is Rs.8,500/- per sq.mtr.</i> <p>We have adopted rates in sq.mtr. <i>No authentic last two transaction details could be known.</i></p>



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		However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above.
3.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Please refer to sheet attached Land: 9822 sq.mtr. (0.9822 Hectare) X Rs 4,300/- per sq.mtr X 1.05(Road Factor) Rs. 4,43,46,330/-
4.	Assessed / adopted rate of valuation	Rs. 8,500/- per sq.mtr.
5.	Estimated value of land (A)	Market Value: Land: 9822 sq.mtr. (0.9822 Hectare) X Rs.8,500/- per sq.mtr. Rs.8,34,87,000 /-



PART C**VALUATION OF BUILDING**

1.	Technical details of the building	RCC framed pillar beam, column structure on RCC slab Tin shed and four side bounded by RCC walls
a)	Type of Building (Residential / Commercial/ Industrial)	Industrial
b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC and Tin shed structure
c)	Year of construction	2006
d)	Number of floors and height of each floor including basement, if any	Please refer to the sheet attached
e)	Plinth area floor-wise	Please refer to the sheet attached
f)	Condition of the building	Average
i.	Interior Finishing	Good
ii.	Exterior Finishing	Simple Plastered Walls
2.	Status of Building Plans/ Maps	Sanctioned Map not provided to us
g)	Date of issue and validity of layout of approved map / plan	Cannot comment since approved map is not provided to us.
h)	Is Building as per approved Map	Cannot comment since approved map is not provided to us.
i)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since approved map is not provided to us.
j)	Any other comments by our empaneled valuers on authentic of approved plan	No
k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	NA
Valuation of Structure		
l)	Market Value of Structure (Depreciated)	Rs.5,83,45,724/-
m)	Guideline Value of Structure	RCC- 5017 sq.mtr. (53993 sq.ft.) X 12,000/- per sq.mtr. X 0.85 (Age Factor) = Rs. 5,11,73,400/- Tin Shed- 576 sq.mtr.(6200 sq.ft) X 10,000/- per sq.mtr. X0.85 (Age Factor) =Rs.48,96,000/- Total- (5,11,73,400 + 48,96,000)= Rs. 5,60,69,400/-



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BUILDING VALUATION OF M/S. PLANET HERBS LIFE SCIENCE PVT LTD

SR. No.	Block Number	Floor	Particular	Type of Structure	Area (in sq.ft.)	Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economical Life (in years)	Salvage value	Depreciation Rate	Plinth Area Rate (in per sq.ft.)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Value (INR)	Discounting Factor	Depreciated Replacement Market Value (INR)
1	Block A	Ground Floor	Manufacturing Area	RCC framed pillar beam, column structure on RCC slab	15500	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 2,17,00,000	₹ 52,08,000	₹ 1,64,92,000	5%	₹ 1,56,67,400
2	Block A	First Floor	Packing room	RCC framed pillar beam, column structure on RCC slab	7750	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 1,08,50,000	₹ 26,04,000	₹ 82,46,000	5%	₹ 78,33,700
3	Block B	Ground Floor	Production Area	RCC framed pillar beam, column structure on RCC slab	7750	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 1,08,50,000	₹ 26,04,000	₹ 82,46,000	5%	₹ 78,33,700
4	Block B	First Floor	AHV Area	RCC framed pillar beam, column structure on RCC slab	7750	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 1,08,50,000	₹ 26,04,000	₹ 82,46,000	5%	₹ 78,33,700
5	Block C	Ground Floor	FG Area	RCC framed pillar beam, column structure on RCC slab	3100	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 43,40,000	₹ 10,41,600	₹ 32,98,400	5%	₹ 31,33,480
6	Block C	First Floor	AHV Area	RCC framed pillar beam, column structure on RCC slab	3100	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 43,40,000	₹ 10,41,600	₹ 32,98,400	5%	₹ 31,33,480
7	Block D	Ground Floor	Admin Area	RCC framed pillar beam, column structure on RCC slab	3488	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 48,83,200	₹ 11,71,968	₹ 37,11,232	5%	₹ 35,25,670
8	Block D	First Floor	QC area lab	RCC framed pillar beam, column structure on RCC slab	3488	8	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 48,83,200	₹ 11,71,968	₹ 37,11,232	5%	₹ 35,25,670
9	Block E	Ground Floor	Crude Herbs processing area	Tin shed and four side bounded by RCC walls	6200	25.0	2006	2022	16	40	10%	0.0225	₹ 1,000	₹ 62,00,000	₹ 22,32,000	₹ 39,68,000	5%	₹ 37,69,600
10	Block F	Ground Floor	Utility Area	RCC framed pillar beam, column structure on RCC slab	2067	8.0	2006	2022	16	60	10%	0.0150	₹ 1,400	₹ 28,93,800	₹ 6,94,512	₹ 21,99,288	5%	₹ 20,89,324
TOTAL					60193									₹ 8,17,90,200		₹ 6,14,16,552		₹ 5,83,45,724



6. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
S. No.	Description	Ground floor	Other floors
1.	Foundation	Completed	---
2.	Ground Floor	Completed	---
3.	Superstructure	Completed	---
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Doors	---
5.	RCC works	Completed	Completed
6.	Plastering	Completed	Completed
7.	Flooring, Skirting, Dadoing	Completed	Completed
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Completed	Completed
9.	Roofing including weather proof course	Completed	Completed
10.	Drainage	Yes, underground drainage system exists in the area	---

S. No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	~10 ft.	NA
	Length	~465 running mtr.	NA
	Type of construction	RCC Brick Wall	NA
2.	Electrical installation		
	Type of wiring	Mixed (Internal & External)	---
	Class of fittings (superior / ordinary / poor)	Ordinary	---
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
	Any other item	NA	NA
3.	Plumbing installation		
	a) No. of water closets and their type	NA	NA
	b) No. of wash basins	NA	NA
	c) No. of urinals	NA	NA
	d) No. of bath tubs	NA	NA
	e) Water meter, taps, etc.	NA	NA
	f) Any other fixtures	NA	NA



PART D**EXTRA ITEMS**

1.	Portico	NA
2.	Ornamental front door	NA
3.	Sit out/ Verandah with steel grills	NA
4.	Overhead water tank	NA
5.	Extra steel/ collapsible gates	NA
6.	Total (C)	NA

PART E**AMENITIES**

1.	Wardrobes	NA
2.	Glazed tiles	NA
3.	Extra sinks and bath tub	NA
4.	Marble / Ceramic tiles flooring	NA
5.	Interior decorations	NA
6.	Architectural elevation works	NA
7.	Paneling works	NA
8.	Aluminum works	NA
9.	Aluminum hand rails	NA
10.	False ceiling	NA
	Total (D)	NA

PART F**MISCELLANEOUS**

1.	Separate toilet room	NA
2.	Separate lumber room	NA
3.	Separate water tank/ sump	NA
4.	Trees, gardening	NA
	Total (E)	NA

PART G**SERVICES**

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	Rs.8,50,000/-
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
	Total (F)	NA

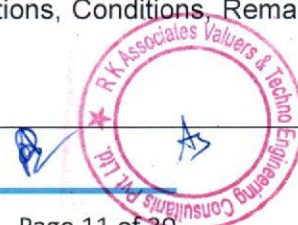


PART H**CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY**

S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.4,43,46,330/-	Rs.8,34,87,000 /-
2.	Structure Construction Value (B) (B)	Rs.5,60,69,400/-	Rs.5,83,45,724/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	Rs.8,50,000/-
7.	Total Add (A+B+C+D+E+F)	Rs.10,04,15,730/-	Rs.14,26,82,724/-
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	Total Indicative & Estimated Prospective Fair Market Value[#]	---	Rs.14,26,82,724/-
11.	Rounded Off	----	Rs.14,27,00,000/-
12.	Expected Realizable Value[^] (@ ~15% less)	----	Rs.12,12,95,000/-
13.	Expected Forced Distress Sale Value[*] (@ ~25% less)	----	Rs.10,70,25,000/-

(RUPEES FOURTEEN CRORES AND TWENTY SEVEN LAKHS ONLY)

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 and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
ii.	Concluding comments & Disclosures if any	<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. 2. Legal aspects for example Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. 3. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 4. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.



DECLARATION BY VALUER FIRM

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 14,27,00,000/- (<u>Rupees Fourteen crores and twenty seven lakhs Only</u>) The Realizable value of the above property is Rs. 12,12,95,000/- (<u>Rupees Twelve Crores Twelve Lakhs and Ninety Five thousands only</u>). The book value of the above property as of <u>XXX</u> is Rs. _____Rupees_____only and the distress value Rs. 10,70,25,000/-/- (<u>Rupees Ten Crores Seventy lakhs and twenty five thousands only</u>).			
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	No. of Pages
		i.	General Details	01
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	07
		v.	Copy of Circle Rate	01
		vi.	Survey Summary Sheet	---
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	02
iv.	Total Number of Pages in the Report with Enclosures	<i>SURVEYED BY: Mr. Deepak Joshi</i>		
v.	Engineering Team worked on the report	<i>PREPARED BY: AE Arup Banerjee</i>		
		<i>REVIEWED BY: HOD Valuations</i>		

DECLARATION BY BANK

i.	The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. ____ (Rs. ____ only).		
ii.	Name of Bank of Manager		
iii.	Name of Branch		
iv.	Signature		



ANNEXURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: <i>None</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>Already 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.
	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 e.g. 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.



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

99acres
India's No. 1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Near Me Q

Post property

Home > Commercial Property in Dehradun > Selakui > Below Max sq.ft.

Posted on Mar 07, 2022 | Ready to move

₹2.7 Cr @ 10,000 per sq.yards
Estimated EMI ₹2,15,650

Industrial Lands/Plots for Sale
in Selakui, Dehradun, Uttarakhand

REX STATUS NOT AVAILABLE | Website: <http://www.ihuda.org.in/list-of-registered-real-estate-projects/>

Overview Dealer Details

Property (4)

Area
Plot area 2700 sq.yard (2257.54 sq.m.)

Price
₹2.7 Crore @ 10,000 per sq.yards

Address
Selakui, Dehradun

Property Age

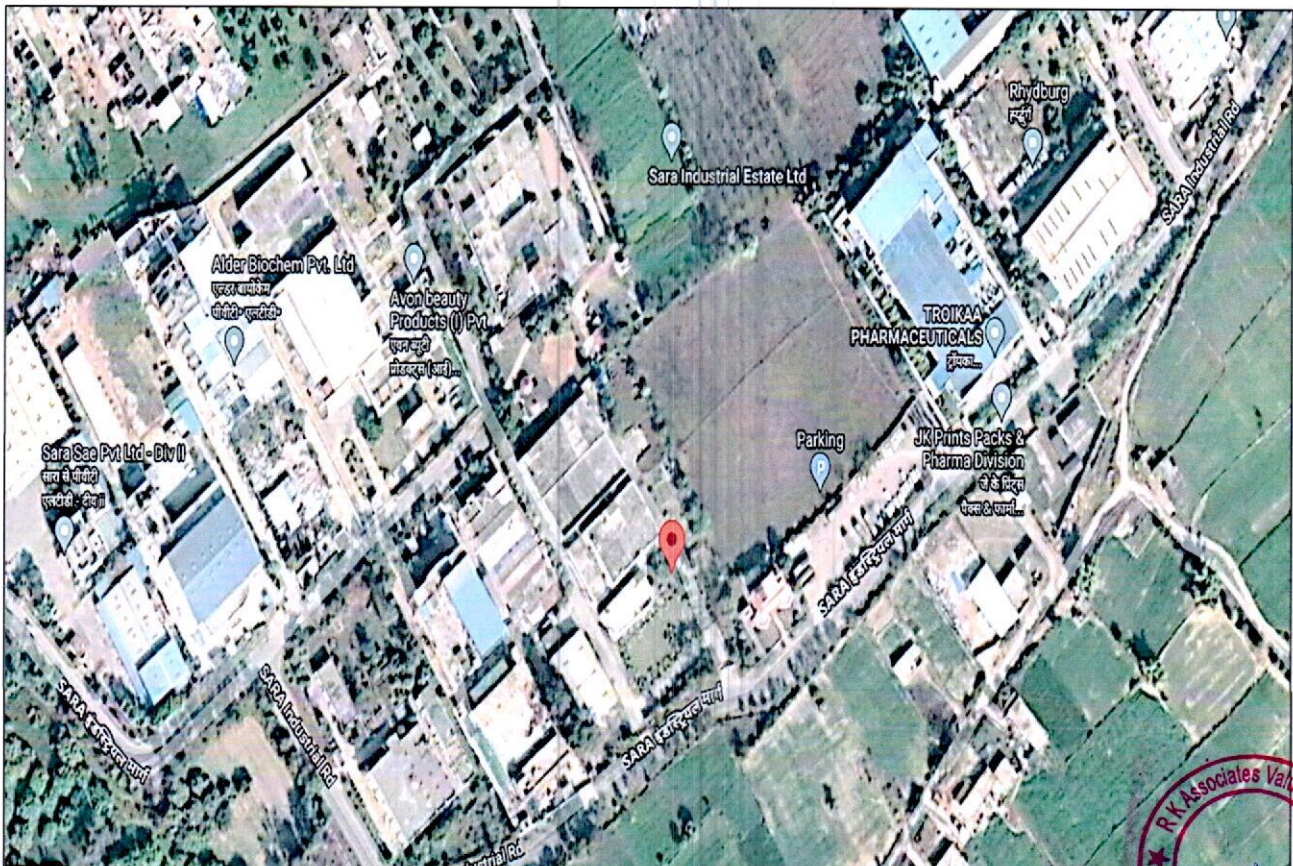
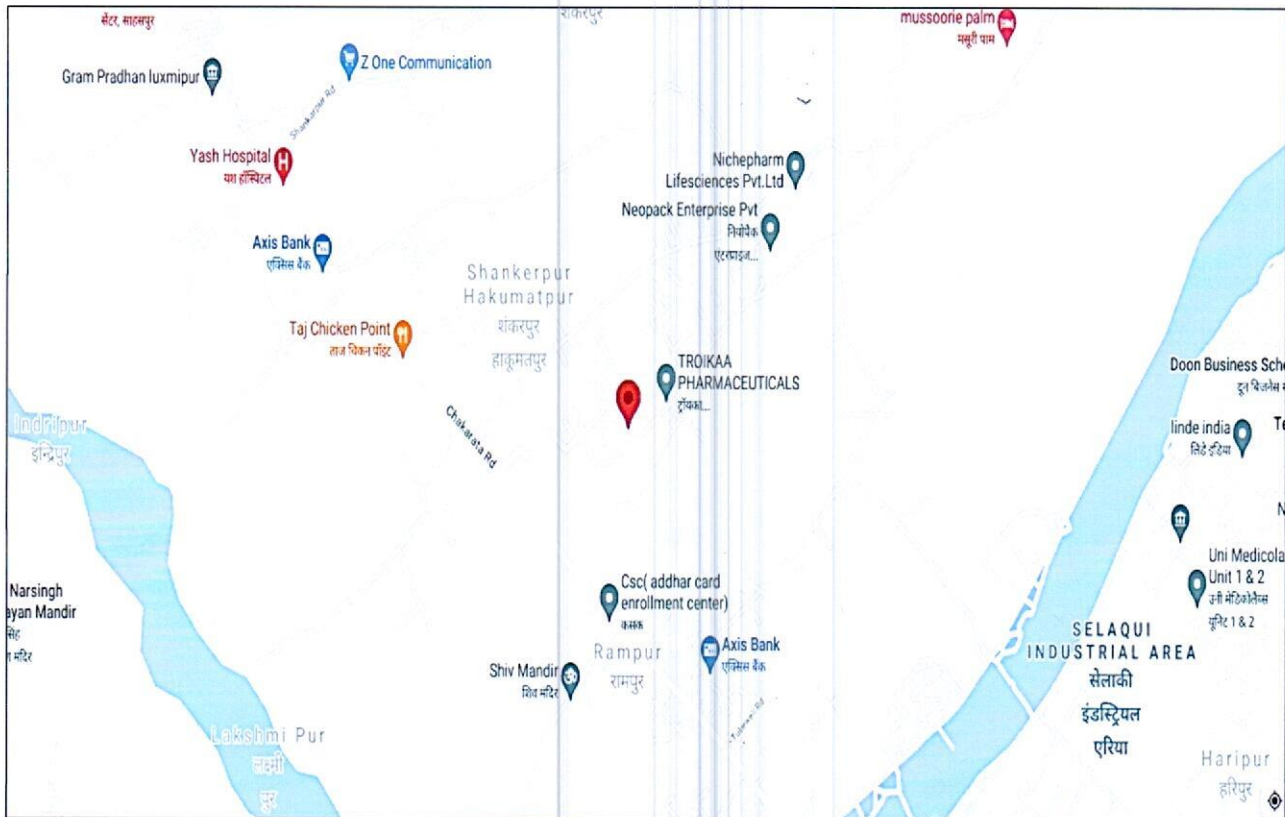
Photos (1/4)

Transaction Type: Resale ⓘ

Property Code: A61491472
www.99acres.com/A61491472



ANNEXURE: III – GOOGLE MAP LOCATION



ANNEXURE: IV – PHOTOGRAPHS OF THE PROPERTY





10-Feb-2022 1:19:22 PM
SARA Industrial Road
Rampur
Dehradun
Uttarakhand



10-Feb-2022 1:16:46 PM
SARA Industrial Road
Rampur
Dehradun
Uttarakhand









ANNEXURE: V- COPY OF CIRCLE RATE

अर्द्धनगरीय/विशिष्ट क्षेत्र
(प्रमुख मार्ग से 350 मीटर की दूरी को छोड़कर)

क्रमांक	प्रमुख मार्ग/ मोहल्लो/ राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लो/ राजस्व ग्रामों का नाम	कृषि भूमि प्रति हेक्टेयर लाख रुपये में सामान्य दर	अकृषि भूमि/सम्पत्ति (रुपये प्रति वर्गमीटर) सामान्य दर	बहुमंजलीय आवासीय मकान में स्थित आवासीय फ्लैट (सुपर एरिया दर रुपये प्रति वर्गमीटर)	वाणिज्यिक मकान की दर (सुपर एरिया रुपये प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रुपये प्रति वर्गमीटर)		
						दुकान/ रेस्टोरेन्ट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनटरोपोश	टीनपोश	
1	2	3	4	5	6	7	8	9	10	11
1	A	1 लखनवाला खास	95	3000	17000	58500	53500	12000	10000	
		2 लखनवाला नेवट	95	3000	17000	58500	53500	12000	10000	
		3 धर्मावाला	95	3000	17000	58500	53500	12000	10000	
		4 हुमेट	95	3000	17000	58500	53500	12000	10000	
2	B	1 कारवारी ग्रान्ट	122	4300	18300	62700	58000	12000	10000	
		2 शीशमवाडा	122	4300	18300	62700	58000	12000	10000	
		3 कोल्हूपानी	122	4300	18300	62700	58000	12000	10000	
		4 कोटडा सन्तार	122	4300	18300	62700	58000	12000	10000	
		5 भीलास	122	4300	18300	62700	58000	12000	10000	
		6 कोटडा कल्याणपुर	122	4300	18300	62700	58000	12000	10000	
		7 शेरपुर	122	4300	18300	62700	58000	12000	10000	
		8 भागपुर केला	122	4300	18300	62700	58000	12000	10000	
		9 शंकरपुर हुकुमतपुर	122	4300	18300	62700	58000	12000	10000	
		10 बुलकापुर	122	4300	18300	62700	58000	12000	10000	
		11 मदानवाला	122	4300	18300	62700	58000	12000	10000	
		12 अम्बीवाला	122	4300	18300	62700	58000	12000	10000	
		13 कण्डीली	122	4300	18300	62700	58000	12000	10000	
		14 अटकफामे	122	4300	18300	62700	58000	12000	10000	

(बीर सिंह बुदियाल)
अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

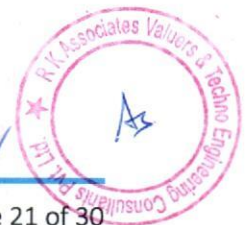
Activate Win

- 19 -

क्षरण सारणी

किन्तु वर्ष पूर्णता दिनांक	क्षरण का गुणांक	किन्तु वर्ष पूर्णता दिनांक	क्षरण का गुणांक	किन्तु वर्ष पूर्णता दिनांक	क्षरण का गुणांक	किन्तु वर्ष पूर्णता दिनांक	क्षरण का गुणांक	किन्तु वर्ष पूर्णता दिनांक	क्षरण का गुणांक
1 Yrs	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.515	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.412
9	0.913	29	0.747	49	0.611	69	0.499	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.880	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.868	34	0.710	54	0.581	74	0.475	94	0.388
15	0.860	35	0.703	55	0.575	75	0.470	95	0.384
16	0.851	36	0.696	56	0.569	76	0.465	96	0.381
17	0.842	37	0.689	57	0.563	77	0.461	97	0.377
18	0.834	38	0.682	58	0.558	78	0.456	98	0.373
19	0.826	39	0.675	59	0.552	79	0.452	99	0.369
20	0.817	40	0.668	60	0.547	80	0.447	100	0.366

(बीर सिंह बुदियाल)
अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

Activate Win
Go to Settings

ENCLOSURE VI: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

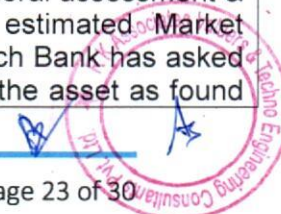
- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 14/2/2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 10/2/2022 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l We are not an undischarged insolvent.
- m No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- r 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 our ability.
- s 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.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u Our Valuer is registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v Our Valuer is registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w Our CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the authorized official of the firm / company, who is competent to sign this valuation report.
- y We have undertaken the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, we hereby provide the following information.



VALUATION ASSESSMENT

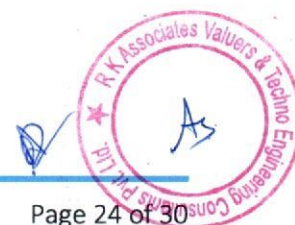
M/S. TECHNOX ENGINEERS AND SERVICES PVT. LTD.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This opinion on valuation report is prepared for the industrial property at the aforesaid address having total land area admeasuring 0.9822 hectare as per the copy of TIR provided to us by the bank. Total land area of different parcel of land taken from the TIR report provided to us
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Valuation Engineer: Er. Arup Banerjee L1/ L2 Reviewer: Er. Abhishek Solanki
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 8/2/2022
		Date of Survey: 10/2/2022
		Valuation Date: 14/2/2022
		Date of Report: 14/2/2022
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 10/2/2022. Property was shown and identified by Mr. Naresh Verma (☎-8218016711)
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.
9.	Restrictions on use of the report, if any	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. 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 This report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, and documents in good faith provided by Bank / client both verbally and in writing. 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. 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 for the asset as found



VALUATION ASSESSMENT**M/S. TECHNOX ENGINEERS AND SERVICES PVT. LTD.**

		on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing 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.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
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 refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 14/2/2022**Place: Noida****Signature****(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**

ENCLOSURE VII: 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 in so far 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.
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.

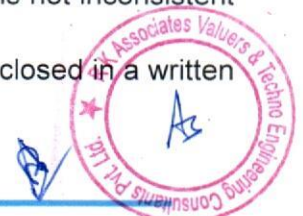
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

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/ 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: 14/2/2022

Place: Noida



PART D**VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. 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.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



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16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. 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.
22.	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 financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	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.
25.	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 and the subject unit must be approved in all respect.
26.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	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.

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30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	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, demand & supply prevailing in the market 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 take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	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. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	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.
35.	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.
36.	As per IBA Guidelines & Bank Policy, 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.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	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.
40.	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 we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	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.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

