

REPORT FORMAT: V-L2 (L&B) | Version: 9.0_2019

FILE NO.: VIS (2021-22)-PL992-844-1076

DATED: 18/02/2022

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING

SITUATED AT
PREMISES NO.-697, UDYOG VIHAR, PHASE-V, TEHSIL & DISTRICT- GURGAON
(HARYANA)

OWNER/S
M/S. MICROMAX INFORMATICS LTD.

A/C: M/S. MICROMAX INFORMATICS LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, CP, NEW DELHI

- 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

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:

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

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

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

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank Of India, Overseas Branch, CP, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Micromax Informatics Ltd.

I.		GENERAL			
1.	Purpose for which the valuation is made		For Periodic Re-valuation of the mortgaged property		
2.	a)	Date of inspection	17/02/2022		
	b)	Date on which the valuation is made	18/01/2022		
3.	List of documents produced for perusal		Documents Requested	Documents Provided	Documents Reference No.
			Total 03 documents requested	Total 03 document provided	03
			Property Title document	Sale Deed	Dated: 15/04/2008
			Last paid Electricity Bill	Last paid Electricity Bill	Bill No.-838165683667
			Last paid Municipal Tax Receipt	Last paid Municipal Tax Receipt	Not Legible
4.	Name of the owner/s		M/s. Micromax Informatics Ltd.		
	Address and Phone no. of the owner/s		9/52/1 , Kirti Nagar Industrial Area, New Delhi-110015		
5.	<u>Brief description of the property</u>				
<p>This valuation report is prepared for the industrial land and building situated at the aforesaid address having total land area of 420 sq.mtr and built up covered area of 8250 sq.ft. as per the Sale Deed provided to us by the bank.</p> <p>The subject property is located in Udyog Vihar, Phase-V, which is around 50 mtr. from Shankar Chowk Road. All major civic amenities are close to the subjected area.</p> <p>The subject property is constructed with RCC technique and is of B+G+3 floors having total covered area 9426 sq.ft./ 875.7 sq.mt. as per site visit, but as per FAR and sale deed provided to us the subject property is having a FAR of 1.5 which comes to be 6781 sq.ft./630 sq.mt. except basement area which comes to be approx. 1469 sq.ft./135.6 sq.mt. Therefore, total covered area considered in this report is 8250 sq.ft. for valuation purpose.</p> <p>In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or</p>					

<p>searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.</p>		
6.	Location of property	
a)	Plot No. / Survey No.	Premises No. 697
b)	Door No.	--
c)	T. S. No. / Village	--
d)	Ward / Taluka	--
e)	Mandal / District	Gurgaon
f)	Date of issue and validity of layout of approved map / plan	Map not provided to us
g)	Approved map / plan issuing authority	Map not provided to us
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	No
7.	Postal address of the property	
8.	a)	City / Town
	b)	Residential Area
	c)	Industrial Area
	d)	Commercial Area
9.	Classification of the area	
	a)	High / Middle / Poor
	b)	Urban / Semi Urban / Rural
10.	Coming under Corporation limit/ Village Panchayat / Municipality	
11.	Whether covered under any state/ Central govt. Enactments (E.G. Urban And Ceiling Act) Or Notified under Agency area/Scheduled area/ Cantonment Area	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	
13.	Boundaries of the property	
	Are Boundaries matched	No, boundaries are not mentioned in the documents.
	Directions	As per Deed
	North	Not mentioned in document
	South	Not mentioned in document
	East	Not mentioned in document
		Actual found at Site
		Plot No. 698
		Plot No. 696
		Udyog Vihar internal road

	West	Not mentioned in document	Auquall BPL
14.1	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	Not mentioned in document	45 ft.
	South	Not mentioned in document	45 ft.
	East	Not mentioned in document	100 ft.
	West	Not mentioned in document	100 ft.
14.2	Latitude, Longitude & Co-ordinates of Commercial Property	28°30'20.3"N 77°05'01.3"E	
15.	Extent of the site	Total Plot Area = 420 sq.mtr	
16.	Extent of the site considered for valuation	420 sq.mtr	
17.	Whether occupied by the owner/tenant?	Owner	
	If occupied by tenant, since how long?	Not Applicable	
	Rent received per month.	Not applicable	

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial and Commercial area
2.	Development of surrounding areas	Industrial and Commercial area
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes, available within 3 KM to 5 KM of the vicinity of subject property
5.	Number of Floors	B+G+2 Floors
6.	Type of Structure	RCC
7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	Yes
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.	More than 20 ft. (80 ft.)
14.	Is it a land – locked land?	No
15.	Water potentiality	Exists in the area
16.	Underground sewerage system	Exists in the area
17.	Is power supply available at the site?	Exists in the area
18.	Advantage of the site	It's located in good urban developed 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 in corporate)	NA



PART A

VALUATION OF LAND

1.	Size of Plot	Total Plot Area- 420 sq.mtr
	North & South	45 ft.
	East & West	100 ft.
2.	Total extent of the plot	420 sq.mtr
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	NA
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: Mr. Ujjwal (Property Consultant) Contact No.: +91- 9811164645 Size of the Property: --- Rates/ Price informed: Rs.95,000/- to Rs.1,10,000/- per sq.mtr. Comment: As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area are around Rs.95,000/- to Rs.1,10,000/- per sq.mtr. depending on the distance of the property from the main road and even higher on the main road.</p> <p>2. Name: Udyog Vihar (Property Consultant) Contact No.: +91- 9811110319 Size of the Property: --- Rates/ Price informed: Rs.1,00,000/- to Rs.1,15,000/- per sq.mtr. Comment: As per the discussion held with the above mentioned property dealer, we came to know that the rates in the concerned area are around Rs.1,00,000/- to Rs.1,15,000/- per sq.mtr. depending on the distance of the property from the main road.</p> <p>Observations:-</p> <ol style="list-style-type: none"> 1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road width and distance of the plot from the main road. 2. The prevailing land rate for a industrial plot of size equivalent to the property being evaluated located within the subject locality is between Rs.95,000/- to Rs.1,15,000/- per sq.mtr. 3. The rates increase as we move towards the main road.

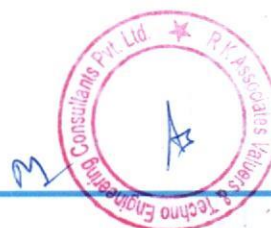
		<p>As the subject property is a industrial property of size 420 sq.mtr about 50 mtr. away from Shankar Chowk Road. Therefore, considering all the above factors in mind we have considered land rate of Rs.1,00,000/- per sq.mtr. which seems reasonable in our opinion.</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>Guideline value: Land: 503 sq.yds. (420 sq.mtr) X Rs.40,000/- per sq.yds Total = Rs.2,01,20,000/-</p>
5.	Assessed / adopted rate of valuation	Rs.1,00,000/- per sq.mtr.
6.	Estimated value of land(A)	<p>Market Value: Land: 420 sq.mtr X Rs.1,00,000/- per sq.mtr = Rs.4,20,00,000/-</p>



PART B

VALUATION OF BUILDING

1.	Technical details of the building	Construction done using professional contractor workmanship based on architect plan
a)	Type of Building (Residential / Commercial/ Industrial)	Industrial and Commercial area
b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC
c)	Year of construction	2007
d)	Number of floors and height of each floor including basement, if any	B+G+ First floor + Second floor 12 ft. height
2.	e) Plinth area floor-wise	Considered in valuation as per the sale deed provided to us: Basement- 2063 sq.ft. Ground Floor- 2063 sq.ft. First Floor- 2063 sq.ft. Second Floor-2063 sq.ft. Total: 8250 sq. ft. (766.42 sq. mtr.) Actual Area as per Site survey: 9426 sq.ft./ 875.7 sq.mt
	f) Condition of the building	Good
	i. Interior Finishing	POP punning
	ii. Exterior Finishing	Glass facade
3.	Status of Building Plans/ Maps	Map not provided to us
	g) Date of issue and validity of layout of approved map / plan	Map not provided to us
	h) Is Building as per approved Map	Map not provided to us
	i) Whether genuineness or authenticity of approved map / plan is verified	Map 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
3	a) Guideline Value of Structure	8250 sq.ft. X Rs.800 per sq.ft. = Rs.66,00,000/-
	b) Market Value of Structure	Rs.1,07,40,788/- (as per table below)



BUILDING VALUATION OF PROPERTY OF M/S. MICROMAX INFORMATICS LIMITED SITUATED AT PREMISES NO. 687, UDYOG VIHAR, PHASE- V, GURUGRAM, HARYANA																	
S.R. No.	Floor	Type of Structure	Area (in sq.mtr)	Area (in sq ft)	Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (In year)	Total Economical Life (In year)	Salvage value	Depreciation Rate	Plinth Area Rate (In per sq ft)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Value (INR)	Additional Aesthetics (Renovation)	Depreciated Replacement Market Value (INR)
1	Basement	RCC framed structure	191.60	2062.4	12	2007	2022	15	60	10%	0.0150	₹ 1,600	₹ 3,299,781	₹ 742,451	₹ 2,557,330	5%	₹ 2,685,197
2	Ground Floor	RCC framed structure	191.60	2062.4	12	2007	2022	15	60	10%	0.0150	₹ 1,600	₹ 3,299,781	₹ 742,451	₹ 2,557,330	5%	₹ 2,685,197
3	First Floor	RCC framed structure	191.60	2062.4	12	2007	2022	15	60	10%	0.0150	₹ 1,600	₹ 3,299,781	₹ 742,451	₹ 2,557,330	5%	₹ 2,685,197
2	Second Floor	RCC framed structure	191.60	2062	12	2007	2022	15	60	10%	0.0150	₹ 1,600	₹ 3,299,781	₹ 742,451	₹ 2,557,330	5%	₹ 2,685,197
TOTAL			766.40	8249.5									₹ 13,199,125		₹ 10,229,322		₹ 10,740,788
Remarks:																	
1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the site survey.																	
2. All the structure that has been taken in the area statement belongs to M/s. Micromax Informatics Ltd. Located at premises No. 697, Udyog Vihar, Phase-V, Tehsil and District- Gurgaon(Haryana)																	
3. The valuation is done by considering the depreciated replacement cost approach.																	

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

8. DETAILS OF VALUATION			
S. No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	7 ft.	NA
	Length	190 running ft.	NA
	Type of construction	Brick Masonry	NA
2.	Electrical installation		
	Type of wiring	NA	NA
	Class of fittings (superior / ordinary / poor)	NA	NA
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
3.	Any other item	NA	NA
	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
4.	g)			



PART C

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 D

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 E

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 F

SERVICES

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	Rs.3,40,000/-
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
6.	Lift	NA
	Total (F)	Rs.3,40,000/-



PART G

CONSOLIDATED VALUATION ASSESSMENT OF THE PROPERTY


S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.2,01,20,000/-	Rs.4,20,00,000/-
2.	Structure Construction Value (B)	Rs.66,00,000/-	Rs.1,07,40,788/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	Rs.3,40,000/-
7.	Total Add (A+B+C+D+E+F)	Rs.2,67,20,000/-	Rs.5,30,80,788/-
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	Total Indicative & Estimated Prospective Fair Market Value[#]	---	Rs.5,30,80,788/-
11.	Rounded Off	----	Rs.5,31,00,000/-
12.	Expected Realizable Value[^] (@ ~15% less)	----	Rs.4,51,35,500/-
13.	Expected Forced Distress Sale Value[*] (@ ~25% less)	----	Rs.3,98,25,000/-
14.	Valuation of structure for Insurance purpose	NA	NA

(RUPEES FIVE CRORES THIRTY ONE LAKH 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"> The identification of the subject property is done with the help of owner and we have done the valuation of the property shown to us at the site on as-is-where-is-basis. We have considered the plot area as per the Sale Deed provided to us and the covered area as per the site survey. 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. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. This report only contains technical & market information which came to knowledge

- during course of the assignment. It doesn't contain any recommendations.
6. 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 our 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.5,31,00,000/- (Rupees Five Crores Thirty One Lakhs Only) . The Realizable value of the above property is Rs.4,51,35,500/- (Rupees Four Crores Fifty One Lakh Thirty Five Thousand Only) . The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>xxx</u> only) and the distress value Rs.3,98,25,000/- (Rupees Three Crores Ninety Eight Twenty Five Thousand Only) .			
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida		
iii.	Enclosed Documents	S. No.	Documents	No. of Pages
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	03
		v.	Copy of Circle Rate	01
		vi.	Survey Summary Sheet	02
		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	26		
v.	Engineering Team worked on the report	SURVEYED BY: Mr. Sachin Pandey		
		PREPARED BY: AE Manas Upmanyu		
		REVIEWED BY: SE Abhishek Solanki		

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		



ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: None
ii.	Is property SARFAESI compliant: Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes
v.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR. <ol style="list-style-type: none"> 1. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end. 2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report. 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

R.K ASSOCIATES IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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



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

99acres
India's No.1 Property Portal

Commercial Buy ▾

Udyog Vihar Phase V X

Add more

Q

Post property FREE

Localities

☒ Udyog Vihar Phase V
☐ IMT Manesar
☐ Sector-65 Gurgaon
☐ Sector-33 Sohna
☐ Sector-35 Sohna
[Q More Localities](#)


Amenities

+ Security Personnel

+ Lift

+ Power Backup

+ Parking



Verified 0

Factory for sale in Udyog Vihar Phase V

₹ 4 Cr


249 sq.m. ▾

₹ 14,864/sq.ft.

Plot Area

Actory available on sale!!! Plot size : 250 sq. Mtr. Area : 6800 sqft. Location : Udyog vihar phase v, gurgaon ** we have multiple options available with us**
 pre- Leased property also available with handsome roi location description: Udyog vihar 5 is located near delhi-Gurgaon border and 15 km from indira gandhi international airport on national highways 8. Total area of estate is 728 acre... [less](#)

READY TO MOVE RESALE FACTORY



Ujjwal Property
FEATURED DEALER
 Posted on 25th Jan, 2022

[View Phone Number](#)

[Contact Dealer](#)

realestateindia.com/gurgaon-property/property-for-sale-in-phase-v-udyog-vihar-gurgaon.htm

Buy ▾


Enter locality

Q

Property Type ▾

Budget ▾

Ownership ▾



Industrial Land for Sale in Udyog Vihar Phase V, Gurgaon

Owner : SUMAN SEHGAL


Built Up Area

1646 sq.ft (153 Sq. Meter)

UDYOG VIHAR Phase V, 153.35 Sq. mt built corner industrial plot for AUCTION on 17 Feb, 2020 . [read more](#)

[Contact Owner](#)
[View Phone No.](#)

₹2.10 Cr.



NearBy Localities

Phase II

Sector 19

Phase III

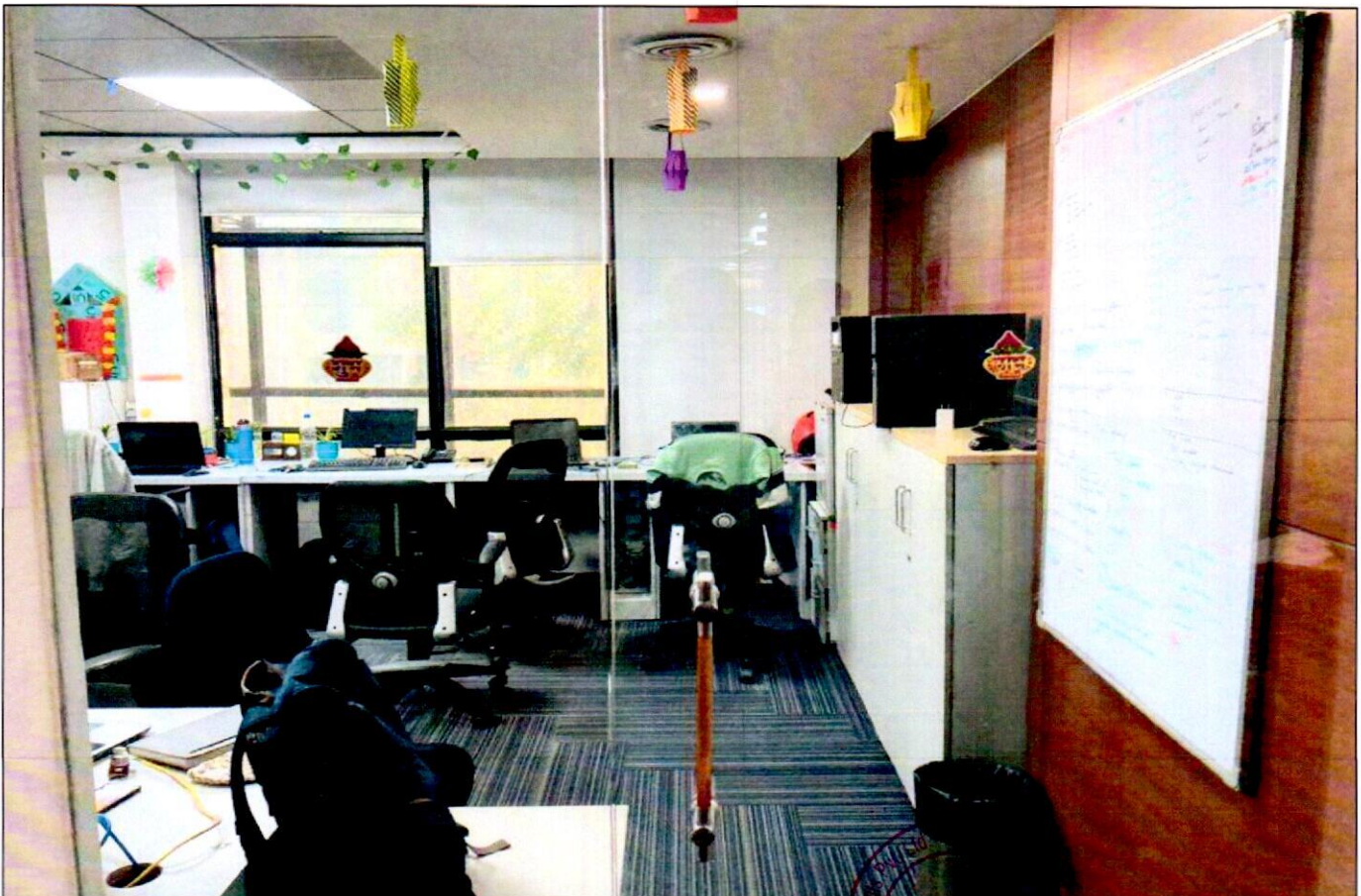
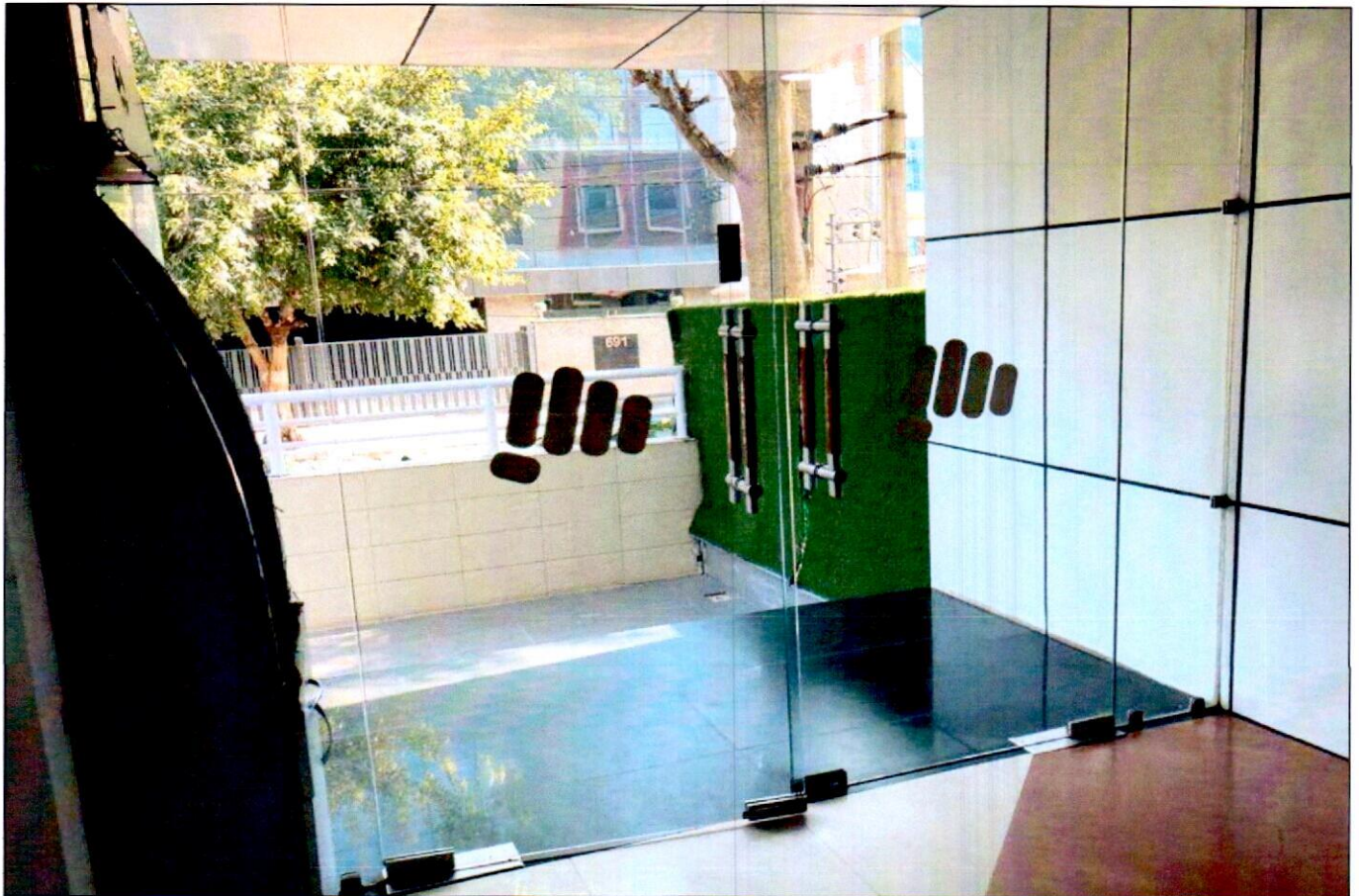
Phase I

Ambience Mall

Phase IV

Cyber City

Belvedere Tower







ENCLOSURE: V- COPY OF CIRCLE RATE

Rate list of Tehsil Gurgaon Proposed Rates for the year 2022 w.e.f.

Sr. No.	Industrial	2nd Half Rates for the Year of 2019-2020		Rates for the Year of 2021-2022		Proposed Rates for the Year of 2022	
		Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building
1	Mains Industrial Area Udyog Vihar Phase-I to V and Sec-18, 35	36000	Land Cost + 800/- Per Sq. Feet	36000	Land Cost + 800/- Per Sq. Feet	40000	Land Cost + 800/- Per Sq. Feet
2	33000	Land Cost + 800/- Per Sq. Feet	33000	Land Cost + 800/- Per Sq. Feet	35000	Land Cost + 800/- Per Sq. Feet
3	IOC (Opposite Sec-14)	24000	Land Cost + 800/- Per Sq. Feet	24000	Land Cost + 800/- Per Sq. Feet	26000	Land Cost + 800/- Per Sq. Feet
4	Industrial Area from Railway Fatak to Daulatabad within MC Area	20000	Land Cost + 800/- Per Sq. Feet	20000	Land Cost + 800/- Per Sq. Feet	22000	Land Cost + 800/- Per Sq. Feet
5	Any Land converted into Industrial use	10000	Land Cost + 800/- Per Sq. Feet	10000	Land Cost + 800/- Per Sq. Feet	12000	Land Cost + 800/- Per Sq. Feet

Rate list of Tehsil Gurgaon Proposed Rates for the year 2022 w.e.f.

Sr. No.		2nd Half Rates for the Year of 2019-2020			Rates for the Year of 2021-2022			Proposed Rates for the Year of 2022		
		Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)
1	Sec-18, 32, 44	70000	Land Cost + 800/- Per Sq. Feet		70000	Land Cost + 800/- Per Sq. Feet		72000	Land Cost + 800/- Per Sq. Feet	
2	Institutional Plots/School Plots, Clubs, Hospitals etc. in Huda Sectors and Licensed Colonies	28000	Land Cost + 800/- Per Sq. Feet		28000	Land Cost + 800/- Per Sq. Feet		30000	Land Cost + 800/- Per Sq. Feet	
3	Institutional Plots/School Plots etc. in other area (except Sr No 1 & 2)	22000	Land Cost + 800/- Per Sq. Feet		22000	Land Cost + 800/- Per Sq. Feet		24000	Land Cost + 800/- Per Sq. Feet	
4	Institutional/School site in License Colony without Plot Right	NA	NA	4000	NA	NA	4000	NA	NA	4000

John D. Registrar
Gurgaon

Sub Registrar
Gurgaon

300
Gurgaon

400
Gurgaon

Deputy Commissioner
Gurgaon

Deputy Commissioner
Registrar, Gurgaon

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 18/2/2022 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. Sachin Pandey have personally inspected the property on 17/2/2022 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.



VALUATION ASSESSMENT

M/S MICROMAX INFORMATICS LTD.

- 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.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This valuation report is prepared for the industrial land and building situated at the aforesaid address having total land area of 420 sq.mtr and built up covered area of 8250 sq.ft. as per the Sale Deed provided to us by the bank. As 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.
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: Mr. Sachin Pandey Valuation Engineer: AE. Manas Upmanyu L1/ L2 Reviewer: SE. 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: 9/2/2022
		Date of Survey: 17/2/2022
		Valuation Date: 18/2/2022
		Date of Report: 18/2/2022
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Sachin Pandey bearing knowledge of that area on 17/2/2022. Property was shown and identified by Mr. Vikas Pandey (☎+91- 81306 81550)
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.

		<p>During the course of the assignment, we have relied upon various information, data, 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.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as 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 which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to 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: 18/2/2022

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 Authorized Person: _____

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

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

Date: 18/2/2022

Place: Noida



PART D

ENCLOSURE VIII: 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.
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.
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.



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.	PL992-844-1078		
2.	Name of the Surveyor	Sachin		
3.	Borrower Name	MIS micromax Informatics Ltd.		
4.	Name of the Owner	Sae		
5.	Property Address which has to be valued	Plot No. 697 Vidyogriti - 2 GGN		
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> <div style="display: flex; justify-content: space-between;"> <div>Mr. Nikal Pandey</div> <div>9130681550</div> </div>		
7.	How Property is identified by the Surveyor	<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 checked="" 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 checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input 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 checked="" type="checkbox"/> N ^o <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 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 checked="" 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 checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input checked="" type="checkbox"/> N ^o <input 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
		420 Sqm	—	
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		8250 Sqm	—	
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input 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	no
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	no
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: Vikas Kumar Pandey
b. Relation: Employee
c. Signature: Vikas Pandey
d. Date: 17/02/2022

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 boundaries 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
17/02/2022

