

REPORT FORMAT: V-L3 (Medium) | Version: 10.0 | 2022

Kolkata Office:

Office no. 912, Delta House, 4,  
Government Place (North), Opposite - Raj Bhawan  
Kolkata, DATED: 14/09/2022  
Phone : +91-9651070248, +91-9836192296

CASE NO. VIS(2021-22)-PL994-Q204-858-1095

## VALUATION REPORT OF

NATURE OF ASSETS	LAND
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY

### SITUATED AT

LAND SITUATED AT MUNICIPAL PREMISES NO.65, DR. N.G. SAHA ROAD  
(FORMERLY 18/211, N.G. SAHA ROAD), MOUZA- PARUI, UNDER TOUZI NO. 351,  
UNDER L.R. & R.S DAG NOS. 3345, 3347 & 3348 CORRESPONDING TO KHATIAN  
NOS. 440, 441 & 442, L.R. KHATIAN NO. 3680, 2925 & 3203 UNDER J.L. NO. 3,  
WITHIN MUNICIPAL CORPORATION OF UNDERWARD NO. 128P.S. –  
PARNASHREE (OLD BEHALA), DISTRICT- SOUTH 24 PARGANAS, WEST  
BENGAL.

- 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

MR. KAMLESH KUMAR AGGARWAL S/O MR. LALLA MANOHARLAL  
AGGARWAL

**\*\*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.

**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 accepted & correct.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

### CORPORATE OFFICE:

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

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

E-mail - valuers@rkassociates.org, [www.rkassociates.org](http://www.rkassociates.org)

CASE NO.: VIS(2021-22)-PL994-Q204-858-1095

Page 1 of 10

**PART A**
**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS		DESCRIPTION	
1.	GENERAL DETAILS			
i.	Report prepared for	Mr. Kamlesh Kumar Aggarwal S/o Mr. Lalla Manoharlal Aggarwal		
ii.	Name of Customer	Mr. Kamlesh Kumar Aggarwal S/o Mr. Lalla Manoharlal Aggarwal		
iii.	Name of Property Owner	NA		
iv.	Address & Phone Number of the owner	Land Situated at Municipal Premises No.65, Dr. N.G. Saha Road (Formerly 18/211, N.G. Saha Road), Mouza- Parui, Under Touzi No. 351, Under L.R. & R.S Dag Nos. 3345, 3347 & 3348 Corresponding To Khatian Nos. 440, 441 & 442, L.R. Khatian No. 3680, 2925 & 3203 Under J.L. No. 3, Within Municipal Corporation of Kolkata under ward No. 128 P.S. – Parnashree (Old Behala), District- South 24 Parganas, West Bengal.		
v.	Type of the Property	Residential Plot/Land		
vi.	Type of Valuation Report	Residential Plot/Land Value		
vii.	Report Type	Plain Asset Valuation		
viii.	Date of Inspection of the Property	28 February 2022		
ix.	Date of Valuation Assessment	14 March 2022		
x.	Date of Valuation Report	14 March 2022		
xi.	Surveyed in presence of	Owner's representative	Mr. Debashish Das ☎-9830237574	
xii.	Purpose of the Valuation	For personal information purpose		
xiii.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.		
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.

		Total <b>05</b> documents requested.	Total <b>02</b> documents provided.	<b>01</b>
		Property Title document	Conveyance Deed	Dated- 24 <sup>th</sup> July 1961
		Copy of TIR	Copy of TIR	---
		Approved Map	NA	---
		Last paid Electricity Bill	NA	---
		Last paid Municipal Tax Receipt	NA	---
xvi.	Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property or address mentioned in the deed <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the Owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		

<b>2. VALUATION SUMMARY</b>		
i.	Total Prospective Fair Market Value	<b>Rs.40,00,00,000/-</b>
ii.	Total Expected Realizable/ Fetch Value	<b>Rs.34,00,00,000/-</b>
iii.	Total Expected Distress/ Forced Sale Value	<b>Rs.30,00,00,000/-</b>



**PART B**

**BRIEF DESCRIPTION OF THE PROPERTY - ANNEXURE – II**

**1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**



**Snapshot of the Asset/ Property Under Valuation**

This opinion on valuation report is prepared for the land situated at the aforesaid address having total land area admeasuring 1.9 Acres/ 7689.03 sq. mtr. as per the copy of sale deed provided to us. The subject property is a free hold land purchased by virtue of single sale deed dated 24<sup>th</sup> July 1961. The subject property is located in the midst of congested residential area of old Behala located on the main Dr. N. G. Saha road. The subject property is located adjacent to Puri planet society, which is amongst the well-known residential society in the area.

As per the TIR provided to us the subject property is in the name of Mr. Kamlesh kumar Aggarwal s/o Mr. Lalla Manoharlal Aggarwal but in the BL & LRO records the property is still on the name of Mr. Jogesh Chandra Chattopadhyay, Mr. Biswanath Chattopadhyay & Mr. Bholanath Chattopadhyay as shown in the table attached below:-

*[Handwritten signature]*



S. No.	L.R. Dag No.	L.R. Khatian No.	Name of Owner	Area (Acres)	Area (Sq. Mtr.)	Nature of Land
1	3345	3680	Mr. Jogesh Chandra Chattopadhyay	0.09	364.22	DOBA
2	3347	3680	Mr. Jogesh Chandra Chattopadhyay	0.81	3277.96	BASTU
3	3348	2925	Mr. Biswanath Chattopadhyay	0.5	2023.43	SALI
4	3348	3203	Mr. Bholanath Chattopadhyay	0.5	2023.43	SALI
<b>TOTAL</b>				<b>1.9</b>	<b>7689.03</b>	

The property is not identified by us with these LR. Dag No. and L.R. Khatian No. these nos. has been taken only as per the copy of TIR and Conveyance deed provided to us by the client on which we have relied upon with good faith. Matching of the Dag and Khatian no. has not been done by us at site.

During site survey our team observed that currently some industrial structures are present over the said land parcel, most of which are in possession of different tenants at the time of site survey. These structures area approximately 100 years old as informed to us during site survey and would not have value for any potential buyer, hence we have not considered the same for the valuation purpose. Tenants did not allowed our surveying team to measure the structures under their possession and the said property is demarcated by the boundary wall from one side only. The subject land is below the land level and same have been considered in this valuation report.

The client wants to assess the value of the property for internal purpose since they want to redevelop this property to construct a commercial/ residential complex. For no other purpose this valuation should be considered especially for any bank loan purpose. Accordingly considering the purpose of the assignment the valuation has been done based on discounted cash flow method that what may be value of land if put for highest and best use. The subject property is located in the midst of congested residential area of old Behala located on the main Dr. N. G. Saha road. The subject property is located adjacent to Purti planet society, which is amongst the well-known residential society in the area. The demand of new residential flats in this area is good and this area is amongst the old areas of west Bengal.

"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 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."

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Purti planet Society	
ii.	Postal Address of the Property	Land Situated At Municipal Premises No.65, Dr. N.G. Saha Road (Formerly 18/211, N.G. Saha Road), Mouza- Parui, Under Touzi No. 351, Under L.R. & R.S Dag Nos. 3345, 3347 & 3348 Corresponding To Khatian Nos. 440, 441 & 442, L.R. Khatian No. 3680, 2925 & 3203 Under J.L. No. 3, Within Municipal Corporation of Kolkata under ward No. 128 P.S. – Parnashree (Old Behala), District- South 24 Parganas, West Bengal.	
iii.	Independent access/ approach to the property	Clear independent access is available	
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 22°29'15.3"N 88°17'44.1"E	
b.	Details of the roads abutting the property		
i.	a) Main Road Name & Width	Biren Roy Road	30 Ft
	b)Front Road Name & width	Dr. N. G. Saha Road	20 Ft
	c) Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	350 mtr.	
ii.	Description of adjoining property	Residential	
iii.	Plot No./ Survey No.	Municipal Premises No.65, Dr. N.G. Saha Road (Formerly 18/211, N.G. Saha Road)	
iv.	Village/ Zone	P.S. – Parnashree (Old Behala)	
v.	Sub registrar	--	
vi.	District	District- South 24 Parganas, West Bengal.	
vii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue</p>	

		officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.		
viii.	a) Identification of the property	<input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the Bank representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Identified by owner/owner's representative <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	b) Is property clearly demarcated by permanent/ temporary boundary on site	No Proper Demarcation of the property i.e. the property is demarcated from one side adjacent to Dr. N.G. Saha road and is merged with other properties from rest three sides		
x.	c) Is the property merged or colluded with any other property	Yes Yes the subject property is merged or colluded with adjoining from three sides.		
xi.	d) City Categorization	Metro City		Urban
xii.	e) Characteristics of the locality	Average		Within ordinary mid-scale Residential locality
xiii.	f) Property location classification	Near to Market	Ordinary location within the locality	Near to Metro Station
xiv.	g) Property Facing	West Facing		
<b>c.</b>	<b>Boundaries schedule of the Property</b>			
a)	Are Boundaries matched		Yes from the available documents	
b)	<b>Directions</b>	<b>As per Sale Deed/TIR</b>	<b>Actual found at Site</b>	
	East	Not legible in Document	Residential House	
	West	Dr. N. G. Saha Road	Dr. N. G. Saha Road	
	North	Not legible in Document	Purti Planet Residential Society	
	South	Land and Tank of Mr. Sadnanda Mondal & building of another	Other Residential House	



3. TOWN PLANNING/ ZONING PARAMETERS			
i.	Master Plan provisions related to property in terms of Land use	Mixed use (Residential cum commercial)	
	a) Any conversion of land use done	NA	
	b) Current activity done in the property	Used for industrial purpose by different tenants	
	c) Is property usage as per applicable zoning	No	
	d) Any notification on change of zoning regulation	NA	
	e) Street Notification	Residential	
ii.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	a) FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	b) Ground coverage	-----do-----	-----do-----
	c) Number of floors	-----do-----	-----do-----
	d) Height restrictions	-----do-----	-----do-----
	e) Front/ Back/ Side Setback	-----do-----	-----do-----
iii.	Status of Completion/ Occupational certificate	NA	NA
iv.	Comment on unauthorized construction if any	Cannot comment since no approved map is provided to us.	
v.	Comment on Transferability of developmental rights	As per regulation of KMDA	
vi.	a) Planning Area/ Zone	KMDA –Kolkata Metropolitan Development Authority	
	b) Master Plan currently in force	NA	
	c) Municipal limits	Kolkata	
vii.	Developmental controls/ Authority	KMDA – Kolkata Metropolitan Development Authority	
viii.	Zoning regulations	Mixed (Residential cum Commercial)	
ix.	Comment on the surrounding land uses & adjoining properties in terms of uses	Unplanned Development	
x.	Comment of Demolition proceedings if any	NA	
xi.	Comment on Compounding/ Regularization proceedings	NA	
xii.	Any other aspect		
	a) Any information on encroachment	NA	
	b) Is the area part of unauthorized area/ colony	No information available	



4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	Conveyance Deed	Copy of TIR	NA
ii.	Names of the Legal Owner/s	NA		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	NA		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No as per general information available on public domain		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available	No information available	
x.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No information available	No information available	
xi.	<b>Building plan sanction:</b>			
	a) Authority approving the plan	NA, since no approved map provided to us.		
	b) Name of the office of the Authority	Not Known to us.		
	c) Any violation from the approved Building Plan	NA, since no approved map provided to us.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes, most part of the said land is agricultural in nature while some poart of land is Bastu & Doba in nature		
xiii.	Whether the property SARFAESI complaint	Yes, only if it is properly demarcated with a permanent boundary.		
xiv.	a) Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	b) Observation on Dispute or Dues if any in payment of bills/ taxes	Not Known to us		
	c) Is property tax been paid for this property	Not available. Please confirm from the owner.		
	d) Property or Tax Id No.	Not provided		
xv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No Information available		
xvi.	Qualification in TIR/Mitigation suggested if any	To be done by the competent Advocate		
xvii.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us.		
		Legal aspects or Title verification of the property are not done at our end.		

		Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith..
	a) Since how long owners owing the Property	Around 61 years
	b) Year of Acquisition/ Purchase	1961
	c) Property presently occupied/ possessed by	Partially occupied by owners and partially by tenants
	d) Title verification	To be done by the competent Advocate
	e) Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA
	d) Status of tenancy right	NA
	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	NA
iv.	Property Insurance details	NA
v.	Monthly maintenance charges payable	NA
vi.	Security charges, etc.	NA
vii.	Any other aspect	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
i.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No



<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
i.	Description of the functionality & utility of the property in terms of :						
	a) Space allocation				Yes		
	b) Storage spaces				Yes		
	c) Utility of spaces provided within the building				Yes		
	d) Car parking facilities				Yes		
	e) Balconies				NA		
ii.	Any other aspect						
	a) Drainage arrangements				Yes		
	b) Water Treatment Plant				No		
	c) Power Supply arrangements		Permanent		Yes		
			Auxiliary		No		
	d) HVAC system				No		
	e) Security provisions				No		
	f) Lift/ Elevators				No		
	g) Compound wall/ Main Gate				Yes, only at one side.		
	h) Whether gated society				No		
iii.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	NA	NA	NA	NA	Partially Demarcated		
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
i.	Description of Aqua Infrastructure availability in terms of:						
	a) Water Supply				Yes from borewell/ submersible		
	b) Sewerage/ sanitation system				Underground		
	c) Storm water drainage				Yes		
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management				Yes, by selves		
	b) Electricity				Yes		
	c) Road and Public Transport connectivity				Yes		
	d) Availability of other public utilities nearby				Transport, Market, Hospital etc. available in close vicinity		
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	500 mtr.	2 km.	2 km.	300 mtr.	5 Km.	2 km.	30 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9. MARKETABILITY ASPECTS OF THE PROPERTY:			
i.	Marketability of the property in terms of		
	a) Location attribute of the subject property	Average	
	b) Scarcity	It is tough to find similar kind of properties having same features on demand.	
	c) Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with its future development (residential/commercial) prospect.	
	d) Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
ii.	Any other aspect which has relevance on the value or marketability of the property		In case the development assumed doesn't come then it may impact the value.
	a) Any New Development in surrounding area	None	None
	b) Any negativity/ defect/ disadvantages in the property/ location	NA	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC load bearing structure on beam column and 9" brick walls	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Below Average	
	b) Appearance/ Condition of structures	Internal - Below Average	
		External - Below Average	
	c) Roof	Floors/ Blocks	Type of Roof
		Ground & First Floor	ACC
		NA	NA
	d) Floor height	10 ft.	
	e) Type of flooring	Cemented flooring	
	f) Doors/ Windows	Wooden Doors	
	g) Interior Finishing	Brick walls without plaster	
	h) Exterior Finishing	Brick walls without plaster	
	i) Interior decoration/ Special architectural or decorative feature	Not Applicable	
j) Class of electrical fittings	External/ Ordinary quality fittings used		
k) Class of sanitary & water supply fittings	NA		
iv.	Maintenance issues	Very old debris structure and hence requires full scale renovation or redevelopment	
v.	Age of building/ Year of construction	~100 years as informed during site survey	Not Known to us
vi.	Total life of the structure/ Remaining life expected	Structure have completely exhausted its useful life	NA

vii.	Extent of deterioration in the structure	Completely run down building
viii.	Structural safety	Cannot comment since no technical data is available.
ix.	Protection against natural disasters viz. earthquakes etc.	Not Applicable
x.	Visible damage in the building if any	Completely run down building
xi.	System of air conditioning	No information available since internal survey couldn't be carried out
xii.	Provision of firefighting	No firefighting system installed
xiii.	Status of Building Plans/ Maps	Cannot comment since no approved map given to us
	a) Is Building as per approved Map	Cannot comment since no approved map given to us
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations      NA <input type="checkbox"/> Not permitted alteration      NA
	c) Is this being regularized	NA

<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>	
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No
ii.	Provision of rainwater harvesting	NA
iii.	Use of solar heating and lighting systems, etc.	NA
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicular pollution present

<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Debris, broken structure



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	Land Area as per Sales Deed - 1.9 Acres/ 7689.03 sq. mtr.	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	The subject land is merged with adjoining properties	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	We have considered it as a land parcel only for the purpose of valuation and we have not assigned any value to the structure present over it.
	Area adopted on the basis of	NA	
	Remarks & observations, if any	NA	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.



**PART D**
**VALUATION ASSESSMENT OF THE PROPERTY**

1. GENERAL INFORMATION							
i.	Important Dates						
	<table border="1"> <thead> <tr> <th>Date of Inspection of the Property</th> <th>Date of Valuation Assessment</th> <th>Date of Valuation Report</th> </tr> </thead> <tbody> <tr> <td>28 February 2022</td> <td>14 March 2022</td> <td>14 March 2022</td> </tr> </tbody> </table>	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report	28 February 2022	14 March 2022	14 March 2022
Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report					
28 February 2022	14 March 2022	14 March 2022					
ii.	Client						
iii.	Intended User						
iv.	Intended Use						
v.	Purpose of Valuation						
vi.	Scope of the Assessment						
vii.	Restrictions						
viii.	Manner in which the proper is identified						
		<input type="checkbox"/> Done from the name plate displayed on the property					
		<input type="checkbox"/> Identified by the owner					
		<input checked="" type="checkbox"/> Identified by the owner's representative					
		<input checked="" type="checkbox"/> Enquired from local residents/ public					
		<input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us					
		<input type="checkbox"/> Identification of the property could not be done properly					
ix.	Type of Survey conducted						
		Half Survey (Approximate sample random measurement verification from outside only & photographs),					



2.		ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation				
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type	
		VACANT LAND		RESIDENTIAL	RESIDENTIAL LAND	
		Classification		Personal use and rental income purpose asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis		Market Value & Govt. Guideline Value		
		Secondary Basis		Based on futuristic development scenario		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State				
		Reason: Asset under free market transaction state				
v.	Property Use factor	Current/ Existing Use		Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Industrial		Residential	Residential	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.  However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.				
vii.	Land Physical Factors	Shape		Size	Layout	
		Irregular		Medium	NA	
viii.	Property Location Category Factor	City Categorization		Locality Characteristics	Property location characteristics	Floor Level
		Metro City		Ordinary	Near to Metro Station	NA
		Urban	Within main city		Near to Market	
			Within Congested residential area		Not Applicable	
		Property Facing				
		West Facing				
ix.	Physical Infrastructure availability factors of the	Water Supply		Sewerage/ sanitation	Electricity	Road and Public

	locality	system		Transport connectivity	
		Yes	Not Available	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xi.	Neighbourhood amenities	Average			
xii.	Any New Development in surrounding area	None		None	
xiii.	Any specific advantage/ drawback in the property	NA			
xiv.	Property overall usability/ utility Factor	Normal			
xv.	Do property has any alternate use?	None			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Partly demarcated only			
xvii.	Is the property merged or colluded with any other property	Yes			
		Comments: The subject property is merged from three side as it is only demarcated from one side.			
xviii.	Is independent access available to the property	No clear access is available			
xix.	Is property clearly possessable upon sale	No			
xx.	Best Sale procedure to realize maximum Value (in respect to Present market	Futuristic Development Value			
		Free market transaction at arm's length wherein the parties, after full market			

	state or premise of the Asset as per point (iv) above)	survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the computation of valuation	Futuristic Development Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method of Valuation Used	Vacant Land	<b>Approach of Valuation</b>	<b>Method of Valuation</b>
			Income Approach	Land Development Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	<b>Market Comparable</b>			
	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)	<b>1</b>	Name:	Mr. Atanu
			Contact No.:	+91-9830336652
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 1000-1500 sq. ft.
			Location:	Old Behala Area
			Rates/ Price informed:	Rs.4,000/- to Rs.4,500/- per sq. ft. for new flat
			Any other details/ Discussion held:	As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for newly constructed flat ranges between Rs.4,000 to Rs.4,500/- per sq. ft.
		<b>2</b>	Name:	Mr. Jhuma Sen
			Contact No.:	+91-9163553374
			Nature of reference:	Habitant of subject location
			Size of the Property:	Approx. 1000-1500 sq. ft.
			Location:	Old Behala Area
			Rates/ Price informed:	Rs.4,000/- to Rs.5,000/- per sq. ft. for new flat
			Any other details/ Discussion held:	As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for newly constructed flat ranges between Rs.4,000 to Rs.5,000/- per sq. ft.
		<b>3</b>	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA

xxv.	<b>NOTE: The given information above can be independently verified to know its authenticity.</b>	
xxvi.	Adopted Rates Justification	<p>During our micro market survey and discussion with local inhabitants and property dealer we came to know following information:</p> <ol style="list-style-type: none"> <li>1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road location.</li> <li>2. The subject locality is located in the congested residential area of Old Behala.</li> <li>3. The subject locality have good connectivity and metro station lies at around 2 km from the subject area.</li> <li>4. The demand and availability of flats In this area is good as informed by property dealer.</li> </ol> <p>The available market rates for newly constructed flats in the subject locality mainly ranges from Rs.4,000/- to Rs.5,000/- per sq. ft.</p> <p>Considering all the above mentioned facts, we are of the view that rate of <b>Rs.4,500/- per sq. ft.</b> seems reasonable in our view and hence we have considered the same for valuation purpose.</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>
Any other aspect which has relevance on the value or marketability of the property		<p>In case the development assumed does not come then it may impact the value.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>
<p><b>NOTE:</b> We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</p> <p>Related postings for similar properties on sale are also annexed with the Report wherever available.</p>		

**i. Basis of computation & working**

- a. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- b. 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.
- c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. 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.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- m. Construction rates are adopted based on the present market replacement cost of construction and

- calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
  - o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
  - p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
  - q. 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 neither investigative in nature nor an audit activity.
  - r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. 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 and 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.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. 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. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

iii. **SPECIAL ASSUMPTIONS**

**Assumptions are mentioned in the screenshot attached below.**



iv. **LIMITATIONS**

We have not been provided with approved map for the development so computation has been done on the basis of Building ByeLaws only.



## VALUATION OF LAND

Assumptions		
FAR		2.25
Area	Acre	1.9
Area in	sq mtr	7689.03
Covered Area in	sq mtr	17300.33
Covered Area	Sq. ft.	1,86,220.71
<b>Cost of Construction Upper Storey Structure</b>	INR/sq.ft On SBUA	1,800
<b>Statutory approvals &amp; NOCs</b>	inr/ sq. ft	50
Consultant Costs	% of CoC	2.0%
Cost Escalation (YoY)	%	3.00%
Admin Costs	per annum	10.00%
Finance Charges		8.00%
Sales & Marketing Costs	% of Revenue	5.00%
<b>Revenues</b>		
Residential Space	INR/sq.ft	4,500
Escalation in residential	YoY	3.0%
Debt		75%
Equity		25%
Cost of DEBT		9.50%
Corporate tax rate		25%
Cost of Equity		13.15%
Post tax Cost of debt		7%
WACC		8.62%
Company Risk premium		2.50%
Discount Rate		<b>11.12%</b>

### ABSORPTION RATE | Mr. KAMLESH KUMAR AGGARWAL | DR. N.G. SAHA ROAD, MOUZA- PARUI, P.S.- PARNASHREE, DIST- SOUTH-24 PARGANAS, WEST BENGAL

Project Details	Unbooked Absorption				Total
	Apr-22	Apr-23	Apr-24	Apr-25	
	Mar-23	Mar-24	Mar-25	Mar-26	
Percentage absorption	30%	35%	30%	5%	
Area Absorption Rate (sq. ft.)	55,866.21	65,177.25	55,866.21	9,311.04	186221




PROJECT INFLOW MODEL				
Project Details	Inventory Absorption			
	Apr-22	Apr-23	Apr-24	Apr-25
	Mar-23	Mar-24	Mar-25	Mar-26
Area Absorbed per annum(sq. ft.)	55866	65177	55866	9311
% Sale of captioned Project	30.0%	35.0%	30.0%	5.0%
% of Increment per year	0.0%	3.0%	3.0%	8.0%
Cost per sq. ft.	₹ 4,500.00	₹ 4,635.00	₹ 4,774.05	₹ 5,155.97
Inflow (in Million Rupees)	₹ 251.40	₹ 302.10	₹ 266.71	₹ 48.01
<b>Total Inflow (in Million Rupees)</b>	<b>₹ 251.40</b>	<b>₹ 302.10</b>	<b>₹ 266.71</b>	<b>₹ 48.01</b>
Important Notes:				
1. As per market/ industry practice and our market study, we are of the view that company will monetize the unsold units of residential society (to be developed) in the micro market within Four years @ 30% in first year, 35% in the second year, 30% in the third year & rest 5% in the fourth year.				
2. The average market rate for residential flats in the subject project is varying in between Rs.4,000/-per sq.ft. to Rs.5,000/-per sq.ft. including other charges like PLC, IFMS Charges, Utility Charges and developer will charge additional parking charges. These rates are also the current prevailing market rate of the other projects present nearby				
3. As per the general real estate market scenario, the market rate for available inventory will increase @ 3% for selling of balance units in each year and in the fourth the developer will sold the remaining units with a premium of 8% since the project will be completed and ready to move.				
4. The total Value of inventory to be sold each year as shown above is in Millions Rupees.				

TOTAL OUTFLOW   Mr. KAMLESH KUMAR AGGARWAL   DR. N.G. SAHA ROAD, MOUZA- PARUI, P.S.- PARNASHREE, DIST- SOUTH-24 PARGANAS, WEST BENGAL			
Description	Total Proposed Cost	Total Cost Incurred as on date (as information provided by the company)	Yet to be Incurred
Construction Cost	₹ 33,51,97,286.00	₹ -	₹ 33,51,97,286.00
Administrative Cost	₹ 3,35,19,728.60	₹ -	₹ 3,35,19,728.60
Finance Charges	₹ 2,68,15,782.88	₹ -	₹ 2,68,15,782.88
Marketing Expenses	₹ 1,67,59,864.30	₹ -	₹ 1,67,59,864.30
Approval Charges	₹ 93,11,035.72	₹ -	₹ 93,11,035.72
<b>Total</b>	<b>₹ 42,16,03,697.51</b>	<b>₹ -</b>	<b>₹ 42,16,03,697.51</b>



NET PRESENT VALUE FOR LAND OF MR KAMLESH KUMAR AGGARWAL SITUATED AT DR. N. G. SAHA ROAD						
CASHFLOWS	Year	Apr-22	Apr-23	Apr-24	Apr-25	CASH FLOW SUMMATION
		Mar-23	Mar-24	Mar-25	Mar-26	
Earnings (Inflow)						
Total Earnings Through Unbooked Residential Units & Parking (in Mn)		251.4	302.1	266.7	48.0	868.2
TOTAL INFLOW (in Mn) (A)		251.4	302.1	266.7	48.0	868.2
Expenses (outgoings)						
CAPEX						
Construction Cost (in Mn)		(100.6)	(117.3)	(117.3)	-	(335.2)
Finance Charges (In mn)		(8.0)	(9.4)	(9.4)	-	(26.8)
Approval Charges (In MN)		(2.8)	(3.3)	(3.3)	-	(9.3)
OPEX						
Administrative Expenses (in Mn)		(10.1)	(11.7)	(11.7)	-	(33.5)
Marketing Expenses (in Mn)		(5.0)	(5.9)	(5.9)	-	(16.8)
TOTAL OUTFLOW (in Mn) (B)		(126.5)	(147.6)	(147.6)	-	(421.6)
PROJECT CASHFLOW (in Mn) (A-B)		124.9	154.5	119.1	48.0	446.6
Net Present Value (NPV) (in Mn)		₹ 395.40				
Discount Rate		11.12%				
Important Notes:-						
1. The construction of the subject project is under initial stage and foundation work is in progress						
2. The expense yet to be incurred is comprised of cost of construction for balance work and preoperative expenses (like Admin & administrative cost for sale/ purchase of unsold units and also brokerage/ marketing charges).						
3. The Capital Expenditure (CAPEX) of the project has been taken from the information provided by the company which is relied upon in good faith.						
4. The above mentioned values are in Millions Rupees.						
1 Million = Rs.10,00,000/-						

SUMMARY   NET PRESENT VALUE (NPV)   MR. KAMLESH KUMAR AGGARWAL   DR. N.G. SAHA ROAD, MOUZA- PARUI, P.S.- PARNASHREE, DIST- SOUTH-24 PARGANAS, WEST BENGAL						
CASHFLOWS	Year	Mar-23	Mar-24	Mar-25	Mar-26	CASH FLOW SUMMATION (in Million Rupees)
INFLOW (In Million Rupees)		251.40	302.10	266.71	48.01	868.21
OUTFLOW (In Million Rupees)		(126.5)	(147.6)	(147.6)	-	(421.6)
NET PROJECT CASH INFLOW (In Million Rupees)		124.92	154.54	119.15	48.01	446.61
Net Present Value (NPV)-A (In Million Rupees)		₹ 395.40				
Round Off Value-A		₹ 400.00				
EXPECTED REALIZABLE VALUE^ (@ ~15% less) (In Million Rupees)		₹ 340.00				
EXPECTED DISTRESS VALUE* (@ ~25% less) (In Million Rupees)		₹ 300.00				
The above mentioned values are in Millions Rupees.						
1 Million = Rs. 10,00,000/-						

K. Associates Valuers & Tax Consultants  
A CA FIRM  
K. Associates Valuers & Tax Consultants  
A CA FIRM

1. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	Particulars	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.39,54,00,000/-
b.	Construction Value (B)	NA
c.	<b>Total Add (A+B)</b>	<b>Rs.40,00,00,000/-</b>
d.	Additional Premium if any	NA
	Details/ Justification	NA
e.	Deductions charged if any	NA
	Details/ Justification	NA
f.	<b>Total Indicative &amp; Estimated Prospective Futuristic Market Value</b>	<b>Rs.40,00,00,000/-</b>
g.	<b>Rounded Off</b>	<b>Rs.40,00,00,000/-</b>
h.	<b>Indicative &amp; Estimated Prospective Futuristic Market Value</b>	<b>Rs.40,00,00,000/-</b>
i.	<b>Expected Realizable Value (@ ~15% less)</b>	<b>Rs.34,00,00,000/-</b>
j.	<b>Expected Distress Sale Value (@ ~25% less)</b>	<b>Rs.30,00,00,000/-</b>
k.	<b>Concluding Comments/ Disclosures if any</b>	
	<p>a. The subject valuation has been done assuming it for the residential colony development as per client requirement. In case the development assumed doesn't come then it may impact the valuation.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>e. Reference of the property is also taken from 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. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>f. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease,</p>	

verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.

- g. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- h. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- i. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- j. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

#### I. IMPORTANT KEY DEFINITIONS

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

*Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.*

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

*Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.*

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

m. **Enclosures with the Report:**

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important Property Documents Exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks



### 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](mailto: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, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the 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 or any content of this report wholly or partially 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.**

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Anirban Roy	Zaid Ebne Mairaz	Abhishek Solanki
		

**ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**



Posted on 02nd Mar, 2022 by Dealer  
abhigota properties

**2 BHK Flat in Parnasree Palli**  
**padda1**

38 Places nearby 1 Shopping 6 Religious Places 2 ATMs

**₹ 38 L** **875 sq.ft.** **2 BHK**  
₹ 4,342/sq.ft. (81 sq.m.) Super built-up Area 2 Baths

A 2 bedroom of 875 sqft new flat available at parnasree paddapu... more

READY TO MOVE RESALE

View Phone Number [Contact Dealer](#)



Posted on 02nd Feb, 2022 by Owner  
Partha Santra

**2 BHK Flat in Behala**  
**Srijan Greenfield City Classic**

45 Places nearby 1 Shopping 6 Religious Places 2 ATMs

**₹ 42 L** **906 sq.ft.** **2 BHK**  
₹ 4,635/sq.ft. (84 sq.m.) Super built-up Area 2 Baths

A 2bkh flat, located at greenfield city project in behala, kolkata sout... more

READY TO MOVE RESALE

View Phone Number [Contact Owner](#)



Posted on 12th Mar, 2022 by Owner  
Monideepa Chakraborty

**2 BHK Flat in Behala**  
**Sonamati Apartment**

50 Places nearby 1 Shopping 8 Religious Places 4 ATMs

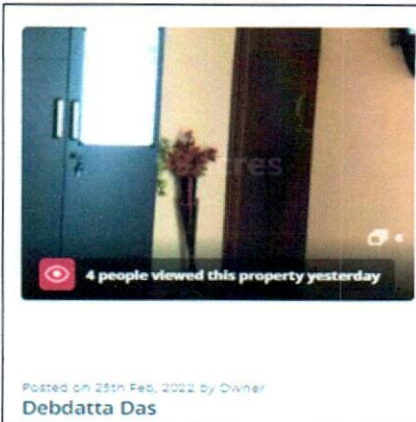
**₹ 45 L** **868 sq.ft.** **2 BHK**  
₹ 5,174/sq.ft. (81 sq.m.) Carpet Area 2 Baths

Overlooking Park/Garden Overlooking Main Road Fitness Center/ ...

We are the proud owners of this 2 bhk apartment available in , beh... more

READY TO MOVE RESALE

View Phone Number [Contact Owner](#)



Posted on 28th Feb, 2022 by Owner  
Debdatta Das

**2 BHK Flat in Jayashree Park**  
**soujonyo**

49 Places nearby 1 Shopping 8 Religious Places 5 ATMs

**₹ 37 L** **700 sq.ft.** **2 BHK**  
₹ 5,285/sq.ft. (65 sq.m.) Carpet Area 2 Baths


North-East Facing Close To Metro Station Close To School Clo...

2 years old 2bkh flat. 5 mins from manton and very near james lon...

READY TO MOVE RESALE

View Phone Number [Contact Owner](#)





12+

Agent: Realty Quest  
Operating Since: 2019  
5500+ Buyers Served

✓ VERIFIED

**4 BHK House for Sale in Behala**

SUPER AREA 1750 sqft

STATUS Ready to Move

FLOOR Ground out of 1

₹75 Lac  
₹4,286 per sqft

Contact Agent

Phone No. Sent

Share Feedback

Single storied house situated in Oxytown Cooperative Society, Sh... [Read more](#)



12+

Certified Agent  
BJV Realtors  
4000+ Buyers Served

✓ VERIFIED

**4 BHK House for Sale in Indrajit Pally, Behala**

CARPET AREA 1200 sqft

STATUS Ready to Move

FLOOR 1 out of 2

₹66 Lac  
₹4,400 per sqft

Contact Agent

Get Phone No.

Share Feedback

Interested to buy an independent house in Kolkata? Check out thi... [Read more](#)



17+

Owner: I Basu

✓ MB EXCLUSIVE

**2 BHK House for Sale in Behala**

SUPER AREA 950 sqft

STATUS Ready to Move

FLOOR 2 out of 2

₹46 Lac  
₹4,842 per sqft

Contact Owner

Get Phone No.

Share Feedback

First floor house with big personal terrace and staircase. All a... [Read more](#)



1

Agent: Square Inch Realtors  
Operating Since: 2010  
7000+ Buyers Served

✓ MB EXCLUSIVE

**4 BHK House for Sale in Behala**

SUPER AREA 1200 sqft

STATUS Ready to Move

FLOOR 1 out of 2

₹52 Lac  
₹4,333 per sqft

Contact Agent

Get Phone No.

Share Feedback

1200 sqft two storied building for sale with sanctioned plan bui... [Read more](#)



10+

Owner: Saha

✓ MB EXCLUSIVE

**5 BHK House for Sale in Behala Chowrasta**

SUPER AREA 3 kottah

STATUS Ready to Move

FLOOR 2 out of 2

₹1.05 Cr  
₹4,862 per sqft

MB Prime  
Exclusive Owner Property

Unlock With Prime

20 members have closed deals after joining Prime in last 12 hrs

Are you planning to buy your dream home? Consider this gorgeous ... [Read more](#)



Request Photos

Owner: Sudip Saha

✓ MB EXCLUSIVE

**2 BHK Resale Flat in Behala Kolkata**

SUPER AREA 750 sqft

STATUS Ready to Move

FLOOR 2 out of 6

₹34 Lac  
₹4,533 per sqft

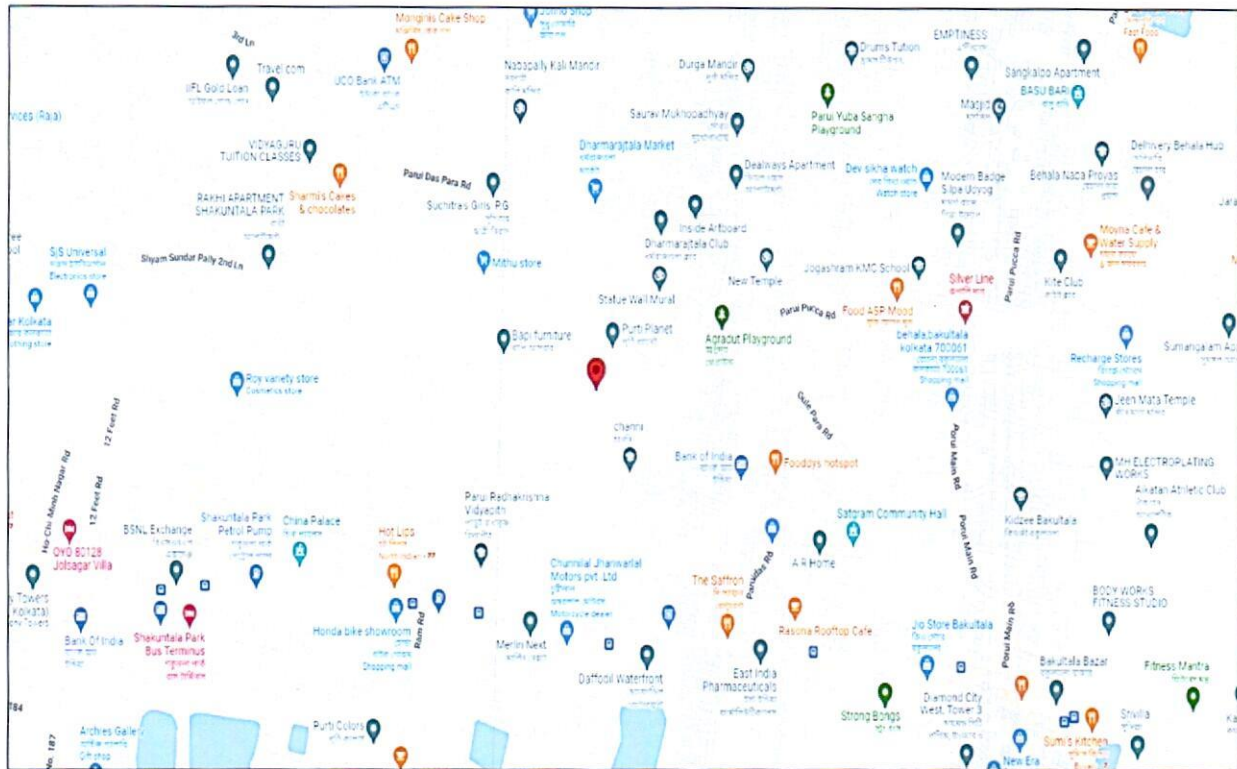
Contact Owner

Get Phone No.

Share Feedback

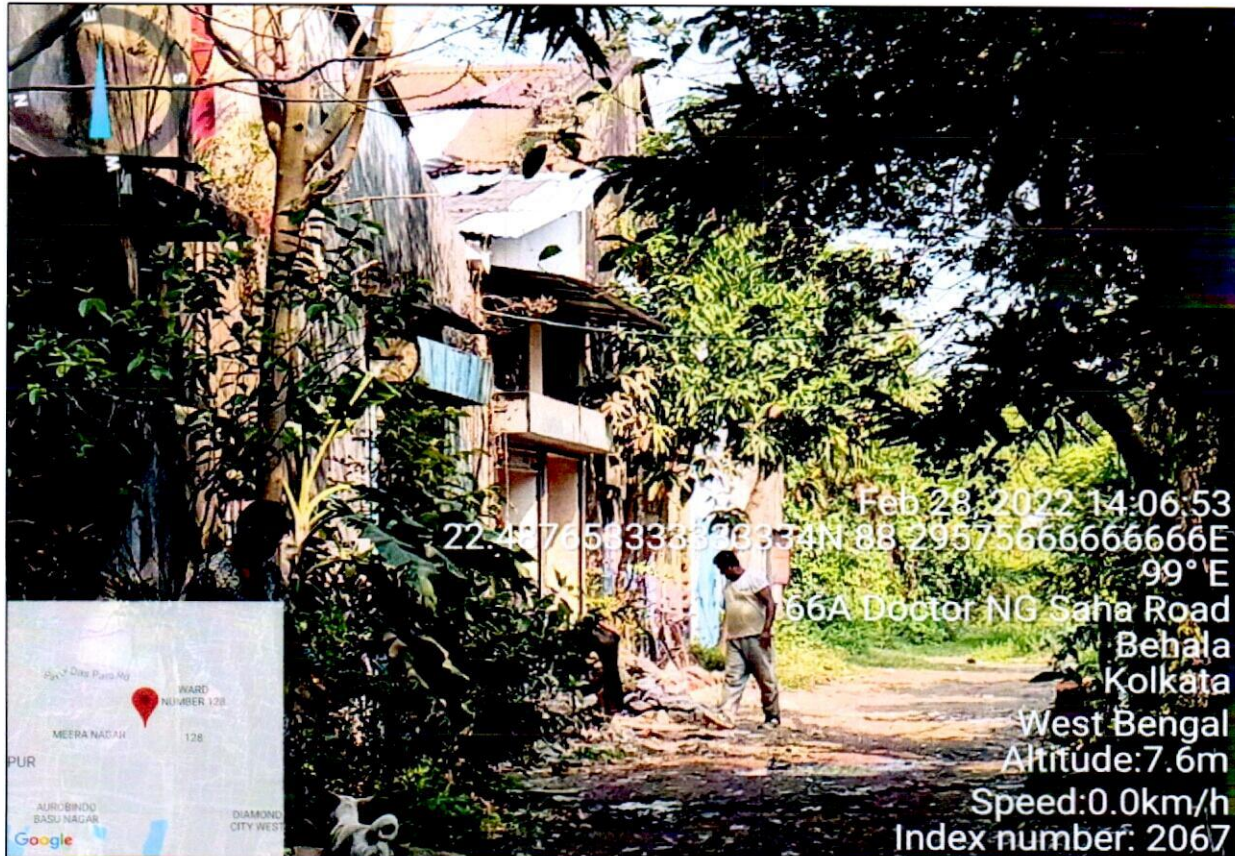
Builder Floor Apartment is located at the advantageous 2nd floor... [Read more](#)

**ENCLOSURE: 2 – GOOGLE MAP LOCATION**



**ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY**









## ENCLOSURE: 4- 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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.

