

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 10.2_2022

CASE NO. VIS(2022-23)-PL068-051-079

DATED: 12/05/2022

VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL HOUSE (PLOTTED DEVELOPMENT)

SITUATED AT

NEAR INDIAN OVERSEAS BANK, VILLAGE MALSI, PARGANA- PACHWADOON,
TEHSIL- SADAR, DISTRICT- DEHRADUN

REPORT PREPARED FOR

BANK OF BARODA, RAJENDRA PLACE BRANCH, NEW DELHI

Agency for Specialized Account Monitoring (ASM)

***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 for reference.

NPA Management

Panel Valuer & Techno Economic Consultants for PSU
Banks

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



07-May-2022 9:40:44 AM
30°22'57.01732"N 78°4'34.45165"E
Winsome Marg
Malsi
Dehradun
Uttarakhand

SITUATED AT
NEAR INDIAN OVERSEAS BANK, VILLAGE MALSI, PARGANA- PACHWADOON,
TEHSIL- SADAR, DISTRICT- DEHRADUN

PART B

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
i.	Report prepared for	Bank of Baroda, Rajendra Place Branch, New Delhi			
ii.	Name of Borrower unit	Mr. Neeraj Puril S/o Mr. Kunwar Pal			
iii.	Name of Property Owner	Mr. Neeraj Puril S/o Mr. Kunwar Pal (as per the sale deed)			
iv.	Address & Phone Number of the owner	A-16, Shri Ram Appartments, Dwarka, Plot No. 33, Sector- 4, New Delhi			
v.	Type of the Property	Independent Residential Plotted House			
vi.	Type of Valuation Report	Residential Independent House value			
vii.	Report Type	Plain Asset Valuation			
viii.	Date of Inspection of the Property	7 May 2022			
ix.	Date of Valuation Assessment	12 May 2022			
x.	Date of Valuation Report	12 May 2022			
xi.	Surveyed in presence of	Owner's representative	Mr. Aditya ☎-9354658480		
xii.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property			
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 05 Documents requested.	Total 03 Documents provided.	03	
		Property Title document	Sale Deed	Dated- 25 th March 2017	
		Approved Map	Approved Map	Dated- 26 th March 2018	

		Last paid Electricity Bill	Last paid Electricity Bill	Dated- 04 th December 2021
		Copy of TIR	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	

2.	VALUATION SUMMARY	
i.	Total Prospective Fair Market Value	Rs.45,77,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.38,92,450/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.34,32,750/-

3.	ENCLOSURES	
a.	Part A	Snapshot of The Asset/ Property Under Valuation
b.	Part B	Valuation Report as per BOB Format Annexure-II
c.	Part C	Characteristics Description of The Asset
d.	Part D	Area Description of The Property
e.	Part E	Procedure of Valuation Assessments
f.	Enclosure 1	Price Trend references Of The Similar Related Properties Available On Public Domain.- Page No. 26
g.	Enclosure 2	Google Map – Page No. 27
h.	Enclosure 3	Photographs – Pages 28-30
i.	Enclosure 4	Copy of Circle Rate – Pages 31-32
j.	Enclosure 5	Valuer's Important Remarks 33-35



PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

This opinion on valuation report is prepared for the residential house situated at the aforesaid address having total land area admeasuring 97.64 sq.mtr. / 116.77 sq. yds. However, after road widening the net plot area is 88.84 sq.mtr./ 106.25 sq.yds as per the copy of documents provided to us.

The subject property is a free hold land. The address and ownership of the property is taken as per the documents provided to us by the bank/ client.

The subject property is constructed with RCC technique and is of Ground + 1 Floor configuration the subject property is approximately 1 year old.

The subject property is located in the midst of developing residential/commercial area of Village- Malsi, Dehradun and can be approached through Malsi road which is approx. 20 ft. wide and located approx. 200 mtr. From Mussoorie road which is 80 ft wide road.

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. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	Please refer to deed
ii.	Constitution of the Property	Free hold, complete transferable rights
iii.	Since how long owners owing the Property	Since 04 years, as per documents provided to us.
iv.	Year of Acquisition/ Purchase	2017
v.	Property presently occupied/ possessed by	Legal Owner

*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

3. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near Indian Overseas Bank, Malsi Branch		
ii.	Postal Address of the Property	Near Indian Overseas Bank, Malsi Branch, Village- Malsi, Pargana- Pachwadun, Tehsil- Sadar, District- Dehradun		
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: 30°22'56.0"N 78°04'34.1"E		
v.	Description of adjoining property	Residential		
vi.	Plot No./ Survey No.	Khata No. 02, Khasra No. 188 kha		
vii.	Village/ Zone	Malsi Village		
viii.	Sub registrar	--		
ix.	District	Dehradun		
x.	City Categorization	Scale-B City		Urban developing
xi.	Characteristics of the locality	Good		Within developing Residential zone
xii.	Property location classification	Road Facing	Good location within locality	None
xiii.	Property Facing	West Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Mussoorie Road	80 Ft.	
	b)Front Road Name & width	Malsi Road	20 Ft.	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	200 mtr.		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, Demarcated with permanent boundary		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
xvii.	Boundaries schedule of the Property			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Sale Deed/TIR		Actual found at Site
	East	Low land of others		Drain



	West	20 ft. wide road	20 ft. wide road
	North	Balance land of seller Mr. Keshav Soin	Property of Mr. Keshav
	South	Land of Mr. Sunil Kumar & Others	Property of Mr. Sunil Kumar

4.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	MDDA – Mussoorie Dehradun Development Authority	
ii.	Master Plan currently in force	MDDA – Mussoorie Dehradun Development Authority	
iii.	Municipal limits	Nagar Nigam	
iv.	Developmental controls/ Authority	MDDA – Mussoorie Dehradun Development Authority	
v.	Zoning regulations	Residential	
vi.	Master Plan provisions related to property in terms of Land use	Residential	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Residential purpose	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	No information came to our knowledge	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	NA	NA
xiii.	Comment on unauthorized construction if any	NA	
xiv.	Comment on Transferability of developmental rights	As per regulation of MDDA	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	NA	
xvii.	Comment on Compounding/ Regularization proceedings	NA	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No information available	

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.	Urban Developing area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements				Yes
ii.	Water Treatment Plant				NA
iii.	Power Supply arrangements	NA			Yes
		NA			No
iv.	HVAC system				NA
v.	Security provisions				No
vi.	Lift/ Elevators				No
vii.	Compound wall/ Main Gate				Yes
viii.	Whether gated society				NA
ix.	Car parking facilities				Yes
x.	Ventilation				NA
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	NA	NA	NA	NA	Partially Demarcated

8.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Aqua Infrastructure availability in terms of:	
	a) Water Supply	Yes from municipal connection
	b) Sewerage/ sanitation system	Underground
	c) Storm water drainage	Not Applicable
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	NA
	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
	600 mtr.	1.2 km.	4 km.	6.2 Km.	9.8 Km.	NA	3.4 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Very Good	
ii.	Scarcity	Similar kind of properties are easily available on demand.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	None	None
v.	Any negativity/ defect/ disadvantages in the property/ location	Demand is related to the current use of the property only and only limited to the selected type of buyers.	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	

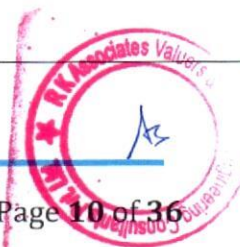
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC load bearing structure on beam column and 9" brick walls	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	RCC load bearing structure on beam column and 9" brick walls	
	b) Appearance/ Condition of structures	Internal - Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		GF: RCC	RCC
		FF: RCC	RCC
	d) Floor height	10 Ft.	
	e) Type of flooring	Creamic Tiles	
	f) Doors/ Windows	Wooden Framed Panel Door/ Window	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple Plastered Walls	



	i) Interior decoration/ Special architectural or decorative feature	Neatly plastered and putty coated walls	
	j) Class of electrical fittings	Internal	
	k) Class of sanitary & water supply fittings	Internal	
iv.	Maintenance issues	No, as per visual observation	
v.	Age of building/ Year of construction	01 years	2021
vi.	Total life of the structure/ Remaining life expected	55-60 subject to proper & timely maintenance	54-59 years subject to proper & timely maintenance
vii.	Extent of deterioration in the structure	No, as per visual observation	
viii.	Protection against natural disasters viz. earthquakes etc.	NA	
ix.	Visible damage in the building if any	No, as per visual observation	
x.	System of air conditioning	NA	
xi.	Provision of firefighting	NA	
xii.	Status of Building Plans/ Maps	Sanctioned by competent authority as per copy of Map provided to us	
	a) Authority approving the plan	MDDA – Mussoorie Dehradun Development Authority	
	b) Name of the office of the Authority	MDDA – Mussoorie Dehradun Development Authority	
	c) Is Building as per approved Map	Yes appears to be on cursory visual observation.	
	d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input checked="" type="checkbox"/> Permissible Alterations	<input type="checkbox"/> Permissible Alterations
		<input type="checkbox"/> Not permitted alteration	<input type="checkbox"/> Not permitted alteration
	e) Is this being regularized	NA	

11.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	NA	
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	NA	

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
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.	Plain looking simple structure	



PART D

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	88.84 sq.mtr./ 106.25 sq.yds.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	The land area as per approved map is 97.64 sq.mtr. however, the net plot area after road widening of the subject property is 88.84 sq.mtr.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	83.26 sq.mtr./ 896.21 (G+1 Floor)
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	---	

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.

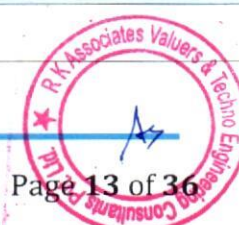


PART E

PROCEDURE OF VALUATION ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		7 May 2022	12 May 2022	12 May 2022
ii.	Client	Bank of Baroda, Rajinder Palace, New Delhi		
iii.	Intended User	Bank of Baroda, Rajinder Palace, New Delhi		
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
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 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 <input type="checkbox"/> Survey was not done		
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	
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL LAND & BUILDING	
		Classification	Personal use asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable 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	
		Residential	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	
		Rectangle	Small	NA	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Road Facing	Ground + 1 Floor
		Urban developing	Within urban developing zone	None	
			Within city suburbs	Not Applicable	
		Property Facing			
		West Facing			



ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Underground	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.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
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	Yes demarcated properly			
xvii.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property			
		Comments: NA			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			



xx.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the computation of valuation	Market Realizable 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	Approach of Valuation	Method of Valuation
			Market Approach & Cost Approach	Market Comparable Sales Method & Depreciated Reproduction Cost Method
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			



Description	Subject Property	Comparable 1	Comparable 2	Comparable 3
Nature of Property	Residential Land	Residential Land	Residential Land	Residential Land
Location of Property	Village- Malsi, Dehradun	Village- Malsi, Dehradun	Village- Malsi, Dehradun	Village- Malsi, Dehradun
Rate in INR Per Sq. Yd.		32500	30000	35000
Abutting Road	20 ft. wide road	20 ft. wide road	20 ft. wide road	20 ft. wide road
Zone	Residential Zone	Residential Zone	Residential Zone	Residential Zone
Physical Site Information				
Location	Average	Average	Average	Average
Weightage adjustment %		0%	0%	0%
Neighbourhood Profile	Good	Good	Good	Good
Weightage adjustment %		0%	0%	0%
Building Construction Class	B Class	Vacant Land	Vacant Land	Vacant Land
Weightage adjustment %		0%	0%	0%
Occupancy	Vacant	Vacant	Vacant	Vacant
Weightage adjustment %		0%	0%	0%
Floor Level	NA	NA	NA Land Property	NA
Weightage adjustment %		0%	0%	0%
Amenities	Good	Average	Average	Average
Weightage adjustment %		5%	5%	5%
Size of the property	Small	Medium	Medium	Medium
Weightage adjustment %		-10%	-10%	-10%
Shape of the property	Rectangle	Rectangle	Rectangle	Rectangle
Weightage adjustment %		0%	0%	0%
Age of the property	0-5 years	0-5 years	0-5 years	0-5 years
Weightage adjustment %		0%	0%	0%
Condition of Building	Good	Good	Good	Good
Weightage adjustment %		0%	0%	0%
Loading	NA	0%	0%	0%
Weightage adjustment %		0%	0%	0%
Access Type	Primary	Primary	Primary	Primary
Weightage adjustment %		0%	0%	0%
Land Area	106 sq.yds	300 sq.yds	300 sq.yds	150
Weightage adjustment %		-10%	-10%	-5%
Carpet Area	NA	NA	NA Land Property	NA
Weightage adjustment %		0%	0%	0%
Furnishing	NA Land Property	NA Land Property	NA Land Property	NA Land Property
Weightage adjustment %		0%	0%	0%
Visibility	Good	Average	Good	Good
Weightage adjustment %		5%	5%	5%
Availability of Utility & Services	Available at a distance	Available	Available	Available
Weightage adjustment %		0%	0%	0%
Adjusted Price		29250	27000	33250
Final Adjusted Price		29250	27000	33250
Weighting		30%	30%	40%
Weighted		8775	8100	13300
Total of Weighted			30175	
Round Off			30175	

xxv.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Such properties are easily available in the area	
		Adjustments (-/+): 0%	

xxvi.	Any other special consideration	Reason: NA
xxvii.	Any other aspect which has relevance on the value or marketability of the property	Adjustments (-/+): 0% Property is located in developing area. Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the 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. Adjustments (-/+): 0%
xxviii.	Final adjusted & weighted Rates considered for the subject property	Rs.30,000/- per sq.yds.
xxix.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxx.	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.



xxxi. 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.

xxxii. SPECIAL ASSUMPTIONS

NA

xxxiii. LIMITATIONS

NA



3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.9,000/- per sq.yds + 5% (road widening)	Rs.28,000/- to Rs.35,000/- per sq.yds
b.	Deduction on Market Rate	NA	NA
c.	Rate adopted considering all characteristics of the property	Rs.9,450/- per sq.yds	Rs.30,000/- per sq.yds
d.	Total Land Area considered (documents vs site survey whichever is less)	88.84 Sq.mtr./ 106.25 sq.yds.	88.84 Sq.mtr./ 106.25 sq.yds.
e.	Total Value of land (A)	88.84 sq. mtr. X Rs.9,450/- per sq.mtr	106.25 sq.yds. X Rs.30,000/- per sq.yds
		Rs.8,39,538/-	Rs.31,87,500/-

4. VALUATION COMPUTATION OF BUILDING STRUCTURE

MARKET VALUE OF STRUCTURES PROPERTY OF MR. NEERAJ PURIL SITUATED AT: VILLAGE- MALSI, DEHRADUN																
Sr. No.	Floor	Particular	Type of Structure	Area (in sq ft)	Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (in yrs.)	Total Economical Life (in yrs.)	Salvage value	Depreciation Rate	Plinth Area Rate (in per sq.ft.)	Gross Replacement Value (INR)	Deterioration Factor (INR)	Depreciated Value (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor	Residential House	RCC load bearing structure on beam column and 9" brick walls	448.101	10	2021	2022	1	60	0.05	0.0158	₹ 1,500.00	₹ 6,72,151.74	₹ 10,642.40	₹ 6,61,509.33	₹ 6,61,509.33
2	First Floor		RCC load bearing structure on beam column and 9" brick walls	448.101	10	2021	2022	1	60	0.05	0.0158	₹ 1,500.00	₹ 6,72,151.74	₹ 10,642.40	₹ 6,61,509.33	₹ 6,61,509.33
TOTAL				896.202									1344303			1323019

5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs. 8,39,538/-	Rs.31,87,500/-
b.	Construction Value (B)	Rs. 9,89,129/-	Rs.13,23,018/-
c.	Total Add (A+B)	Rs.18,28,667/-	Rs.45,10,518/-
d.	Additional Premium if any	---	NA
	Details/ Justification	NA	NA
e.	Deductions charged if any	---	NA
	Details/ Justification	---	---
f.	Total Indicative & Estimated Prospective Fair Market Value		Rs.45,10,518/-
g.	Rounded Off	---	Rs.45,00,000/-
h.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Forty Five Lakhs Only
i.	Expected Realizable Value (@ ~15% less)	---	Rs.38,25,000/-
j.	Expected Distress Sale Value (@ ~25% less)	---	Rs.33,75,000/-
k.	Percentage difference between Circle Rate and Fair Market Value	~60%	
l.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
m.	Concluding Comments/ Disclosures if any		
	a. The subject property is a vacant land merged with adjacent property owned by the same owner.		
	b. The subject property doesn't have an independent access hence cannot be sold as an individual property, rather can only be sold together with the adjoining Hotel property.		
	c. The subject property can only fetch its true value with complete independent access and easement rights. Any interested buyer will purchased the property only when the property have clear access to road.		



- d. The valuation of the subject property will change if the subject property doesn't get access from the main road, In this valuation report we are assuming that the subject property has an easement access from the road.
- e. The subject property is located in backside of Hilton Hotel and no any access to road, so we have given a discount of 30% of market value on the subject property to arrive at its current market value.
- f. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- g. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- h. 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.
- i. 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.
- j. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.

n. **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 in-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.

o. **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: 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. 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 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 for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Aditya	Abhishek Solanki
		



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



ONLY ON MAGICBRICKS

Plot/Land for Sale in Malsi

Posted: Apr 27, '22
Owner: Radhika

1350 Sq-ft Residential Plot is available for Sale in Malsi, Dehr. [Read more](#)

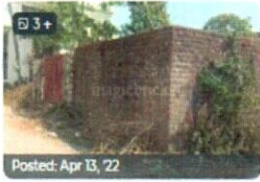
PLOT AREA
1350 sqft

DIMENSIONS (L X B)
68.01 X 19.85

OWNERSHIP
Freehold

₹ 45 Lac
₹ 3,333 per sqft

[Contact Owner](#)
[Get Phone No.](#)
[Share Feedback](#)



ONLY ON MAGICBRICKS

Plot/Land for Sale in Malsi

Posted: Apr 13, '22
Owner: Vishal Mandal

Approved Residential plot with clear Mussorie view is available. [Read more](#)

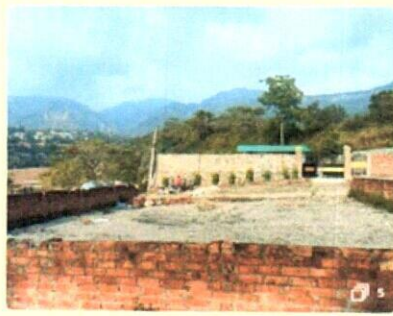
PLOT AREA
3771 sqft

OWNERSHIP
Freehold

TRANSACTION
Resale

₹ 1.04 Cr
₹ 2,778 per sqft

[Ask Owner To Call](#)
[Get Phone No.](#) ⓘ
[Share Feedback](#)




Residential land / Plot in Malsi

₹ 50 L
₹ 2,778/sq.ft.

1,800 sq.ft. ✓
(157 sq.m.) Plot Area

This property is located at very nice and peaceful location of the cit... [more](#)

[FEATURED](#)
[READY TO MOVE](#)
[RESALE](#)



Residential land / Plot in Malsi

₹ 86 L
₹ 3,605/sq.ft.

2,385 sq.ft. ✓
(222 sq.m.) Plot Area

Mussoorie facing, two side open north and east facing property, 1.... [more](#)

[READY TO MOVE](#)
[RESALE](#)

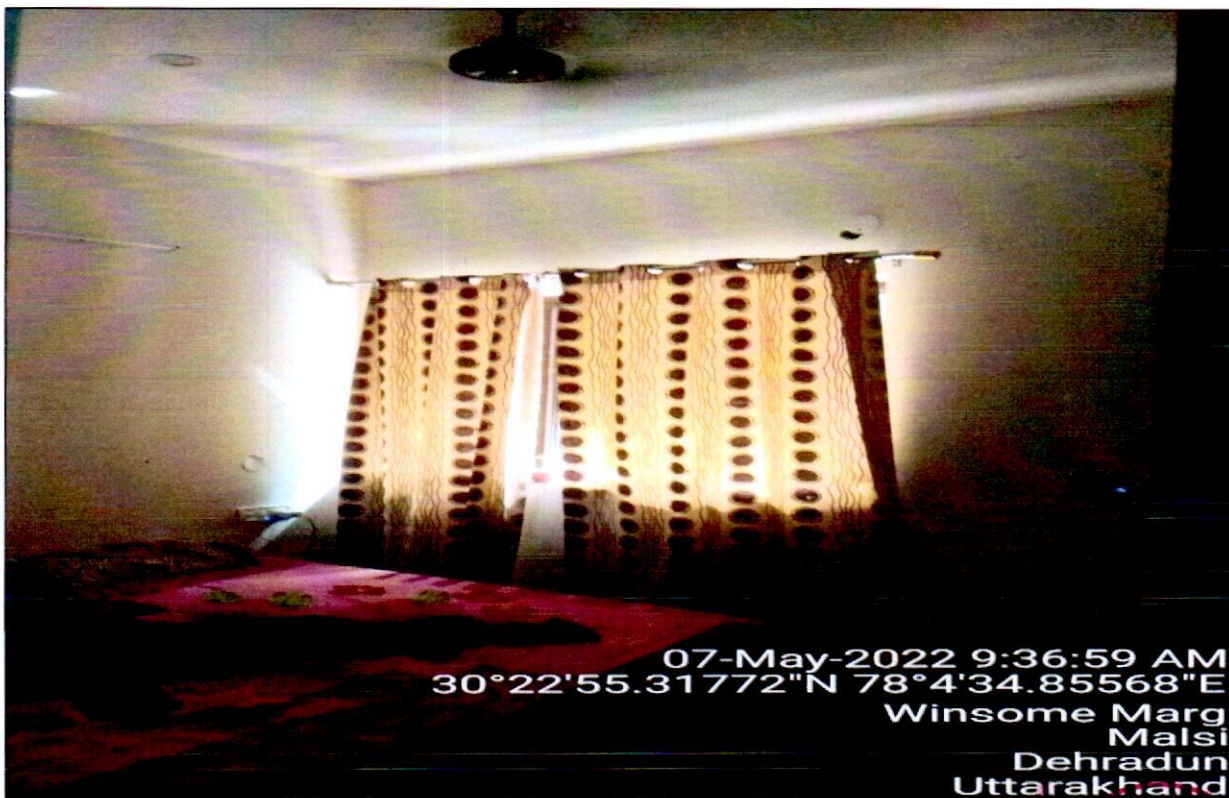
2 people already contacted since last week

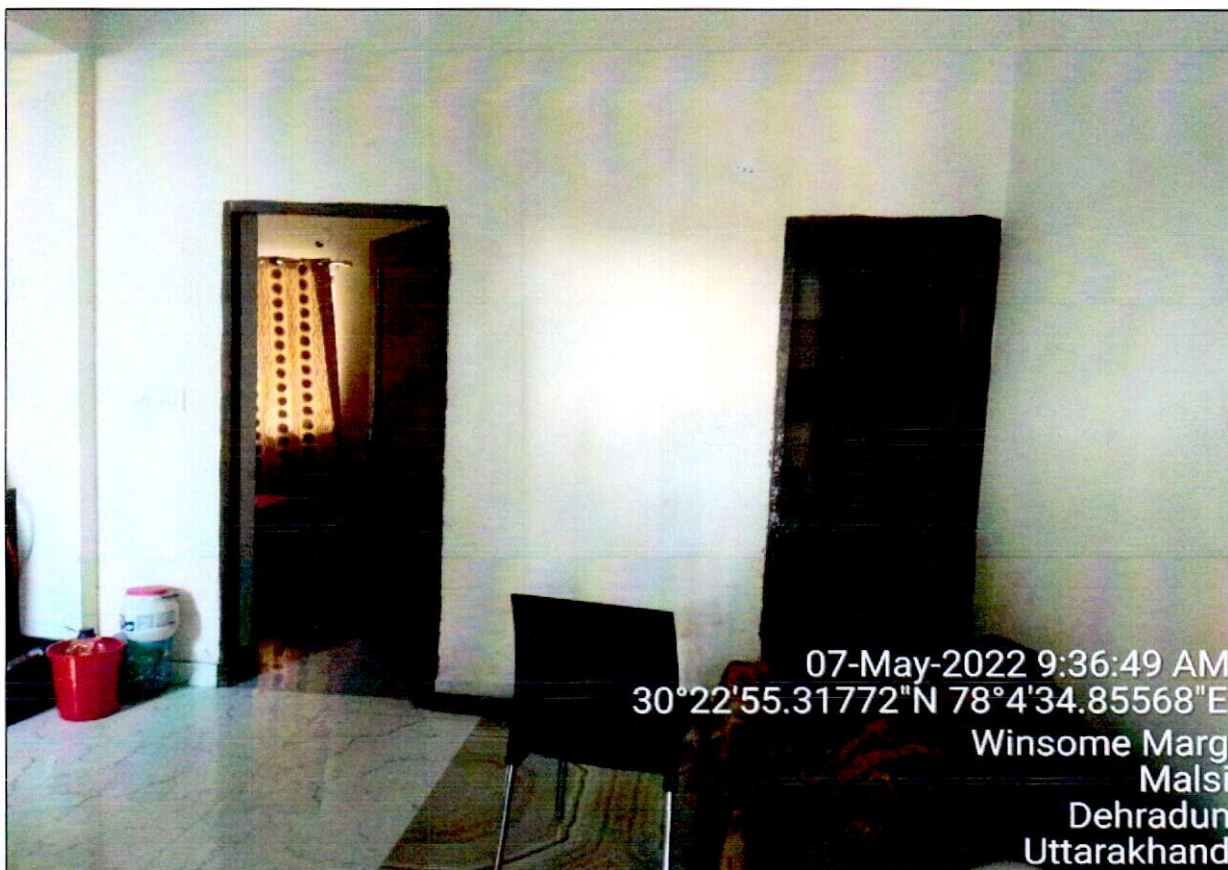
ENCLOSURE: 2 – GOOGLE MAP LOCATION



ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

क्रम क	प्रमुख मार्ग/ मोहल्लो / राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों का नाम	विशिष्ट क्षेत्र निबंधन उप-जिला देहरादून		प्रमुख मार्ग से 350 मीटर की दूरी के बाद स्थित भूमि की सामान्य दर	बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रु0 प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु0 प्रति वर्ग मीटर)	गैर वाणिज्यिक निर्माण की दर (रु0 प्रति वर्गमी0)	लिनट्र पोश	टोनपोश
			कृषि भूमि (लाख रुपये प्रति हेक्टेयर/रुपये प्रति वर्ग मीटर)	अकृषि भूमि रुपये प्रति वर्गमीटर						

6	डांडा धोरण	450/4500	9000	23000	52000	47000	12000	10000
7	सेवलाकला	450/4500	9000	23000	52000	47000	12000	10000
8	भारुजावागान	450/4500	9000	23000	52000	47000	12000	10000
9	मालसी	450/4500	9000	23000	52000	47000	12000	10000
10	बद्रीपुर	450/4500	9000	23000	52000	47000	12000	10000
11	बजारावाला	450/4500	9000	23000	52000	47000	12000	10000

सामान्य अनुदेशिका	
यह मूल्यांकन सूची का भाग है	
(A)	कृषि/अकृषि भूमि/बहुमंजलीय आवासीय भवन/फ्लैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश :-
(1)	यद्यपि कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित वाणिज्यिक भवन के मूल्यांकन हेतु निर्धारित की गयी है, किन्तु यदि- (क) कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 05 मी0 या अधिक व 12 मी0 से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या (ख) कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 12 मी0 या अधिक व 15 मी0 से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या (ग) कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 15 मी0 या अधिक व 18 मी0 से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या (घ) कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 18 मी0 या अधिक चौड़े मार्ग के किनारे स्थित है, तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर नियत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन सम्मिलित माना जायेगा।
(3)	शॉपिंग मॉल तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ीयों (Escalator) का प्रयोग हुआ हो, को छोड़ कर, बहुखण्डीय व्यावसायिक प्रतिष्ठानों में अनारित सम्मिलित में लोअर घाउण्ड फ्लोर, अपर घाउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दर प्रभावी होगी, जबकि बेसमेंट व प्रथमतः द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में कमश- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दर सम्मिलित है, के अनुसार एवं अनुलम्बक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर आकलित किया जायेगा।

(सिंह बटियाल)
अपर जिलाधिकारी (नियत एवं राजस्व)
देहरादून

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

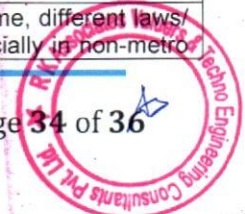
(बीर सिंह बुद्धियाल)
अपर इंजीनियरिंग (वैकिल एवं राजस्व)
देहरादून

ENCLOSURE: 5 – VALUER’S IMPORTANT REMARKS

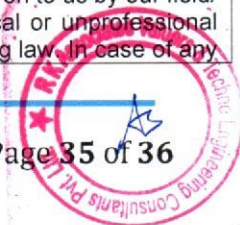
1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us 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.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	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.
8.	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.
9.	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.
10.	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.
11.	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.
12.	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.
13.	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.



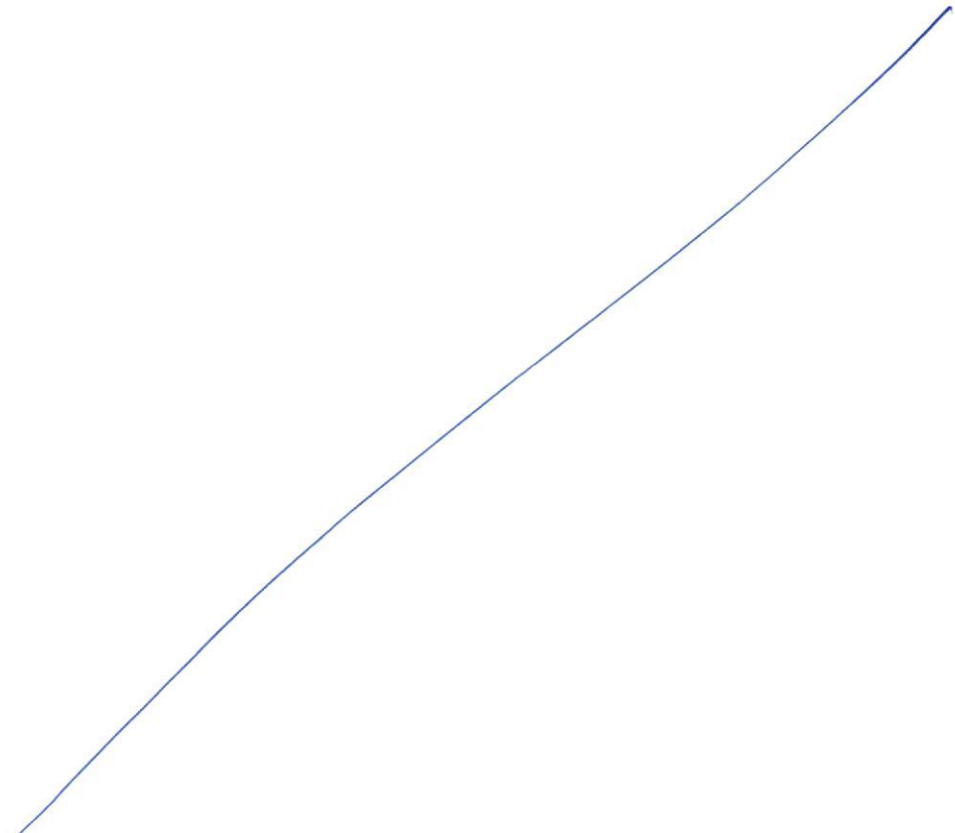
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	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.
16.	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.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	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.
25.	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.
26.	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.
27.	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.
28.	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.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	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.
32.	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.
33.	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.
34.	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.
35.	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.
36.	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.
37.	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.
38.	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.
39.	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.
40.	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.
41.	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.
42.	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.
43.	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.
44.	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.	V/S(2022-23)-P1068-051-079						
2.	Name of the Surveyor	Doopal Joshi						
3.	Borrower Name	Georgy Puri						
4.	Name of the Owner	Haura NAB, Pargana parashuram, D.Dun						
5.	Property Address which has to be valued							
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 <table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td>ABHYA</td> <td></td> </tr> </tbody> </table>			Name	Contact No.	ABHYA	
Name	Contact No.							
ABHYA								
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input 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 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 checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<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				
		107.59M	97.59M	107.59M				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
			83.59M	107.59M				
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"/> 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	
21.	Local Information References on property rates	No 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: Aditya
b. Relation:
c. Signature: [Signature]
d. Date: 7/5/22

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: Deepak Joshi
b. Signature: [Signature]
c. Date: 7/5/22

