

REPORT FORMAT: V-L3 (Medium) | Version: 10.2_2022

CASE NO. VIS(2022-23)-PL176-137-257

DATED: 30/06/2022

VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL LAND & BUILDING

SITUATED AT

- Corporate Valuer MAUZA NIKRA GRANT, PARGANA – BHAGWANPUR, TEHSIL - BHAGWANPUR,
DISTRICT – HARIDWAR, KHASRA NO. 804, 805

- Business/ Enterprise/ Equity Valuations

- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

- Techno Economic Viability Consultants (TEV) PNB, MCC BRANCH, DEHRADUN-248001

- Agency for Specialized Account Monitoring (ASM)

****Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @**

- Project Techno-Financial Advisers valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

- Chartered Engineers **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.

- Industry/ Trade Rehabilitation Consultants

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

- NPA Management

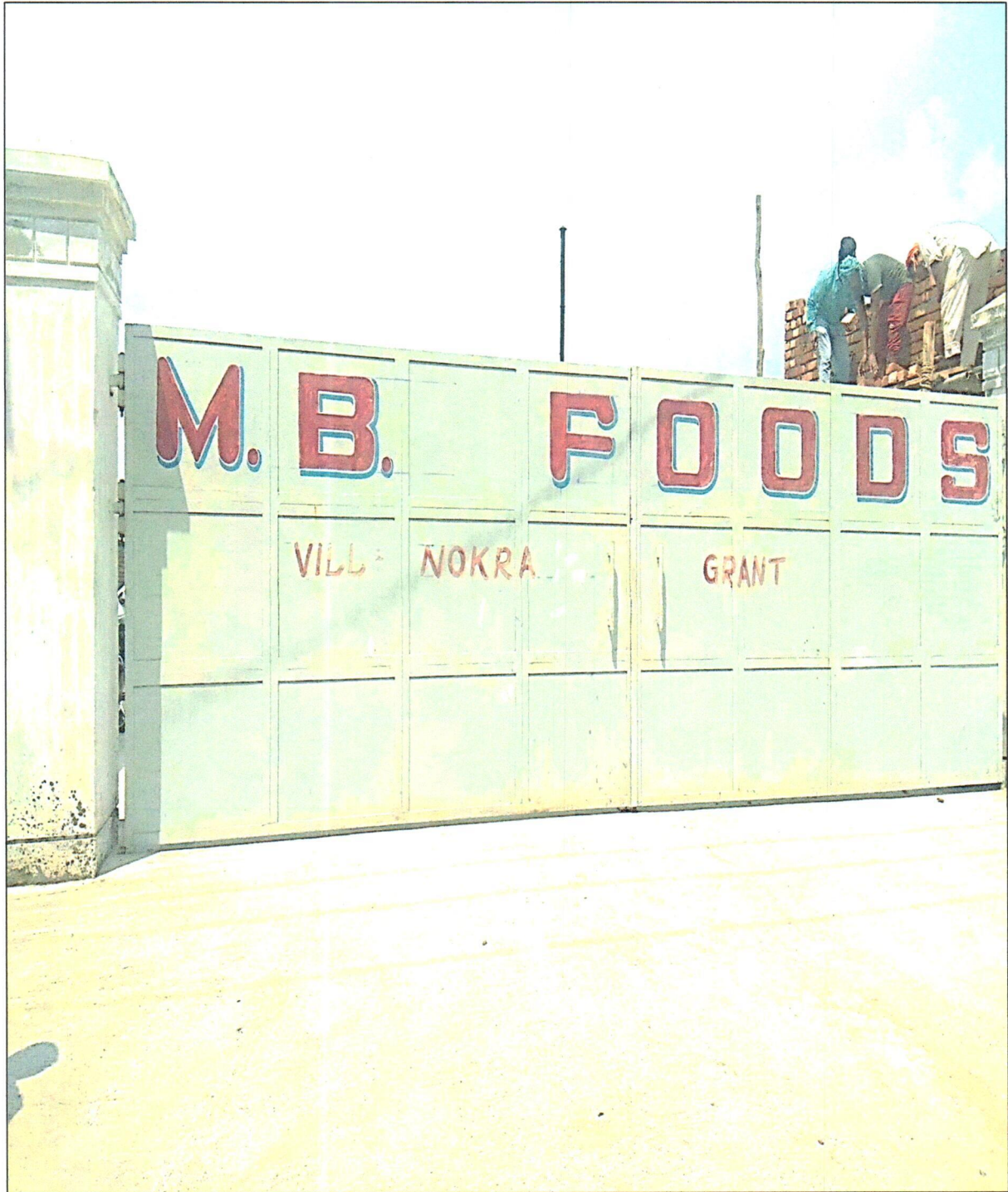
- Panel Valuer & Techno Economic Consultants for PSU Banks

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**MAUZA NIKRA GRANT, PARGANA – BHAGWANPUR, TEHSIL - BHAGWANPUR, DISTRICT –
HARIDWAR, KHASRA NO. 804, 805**

PART B

PNB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	PNB, MCC Branch, Dehradun-248001
Name & Designation of concerned officer	Ms. Megha Malhotra (Phone. No.-7060401773)
Name of the Customer	M/s. MB Foods

S.NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
2.	a. Date of Inspection of the Property	29 June 2022		
	b. Date of Valuation Assessment	30 June 2022		
	c. Date of Valuation Report	30 June 2022		
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 documents requested.	Total 06 documents provided	Total 06 documents provided
		Property Title document	Sale Deed	Dated: June 21 st 2018
		Approved Map	Site Plan	Dated: June 13 th 2019
		Last paid Electricity Bill	Last paid Electricity Bill	Dated: May 22 nd 2022
		Copy of TIR	Copy of TIR	Dated: June 11 th 2019
		NOC	Fire NOC	Dated: May 22 nd 2022
		Change of Land Use	Change of Land Use	Dated: July 22 nd 2019
4.	Name of the owner(s)	Mr. Manmohan Bharadwaj and Mr. Vishal Bharadwaj Ss/o Shri Ashwani Kumar Sharma (As per documents provided by the client)		
	Address/ Phone no.	Address: House no. 8, Lane no. 1, Dev Lok Colony, Shimla Road Dehradun, District Dehradun. (As per documents provided by the client)		
		Phone No.: ---		

5.

Brief description of the property

This opinion on Valuation report is prepared for the industrial property situated at the aforesaid address having total land area admeasuring 15,360 sq.mtr. (1.536 Hectares) as per the Approved site plan (Zila Panchayat, Haridwar) provided to us by the client. However, the land area mentioned in the sale deed and CLU, which has been provided by the client is 16,081 sq.mtr. (1.6081 Hectare). Also as per google measurement ~19,630 sq.mtr. of area was observed.



It has a covered area of 4,121 sq.mtr. as per the approved site plan provided to us by the client. Total built-up area is 44,362 sq.ft out of which RCC Area is 3,201 sq.ft and Shed Area is 41,161 sq.ft. As per approved plan, as on today's date construction is completed.

It's located in Mauza Nikra Grant, Pargana – Bhagwanpur, Tehsil-Bhagwanpur, District – Haridwar, Khasra no. 804, 805

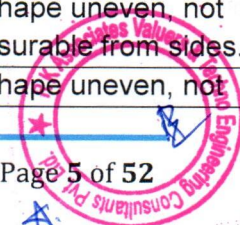
The subject property is located in the midst of rural area of Bhagwanpur. This property is around ~8 K.M. from NH 307 (Saharanpur Road).

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 of which Bank/ customer asked us to conduct the Valuation 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. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain

any other recommendations of any sort.

6.	Location of the property		
	6.1 Plot No. / Survey No.	---	
	6.2 Door No.	---	
	6.3 T. S. No. / Village	Mauza Nikra Grant	
	6.4 Ward / Taluka	Bhagwanpur (as per the documents provided to us by the client)	
	6.5 Mandal / District	District- Haridwar	
	6.6 Postal address of the property	Mauza Nikra Grant, Pargana – Bhagwanpur, Tehsil - Bhagwanpur, District – Haridwar, Khasra No. 804, 805 (as per the documents provided to us by the client)	
	6.7 Latitude, Longitude & Coordinates of the site	30°05'30.5"N 77°54'01.8"E	
	6.8 Nearby Landmark	Buggawala Police Chowki	
7.	City Categorization	Village	Rural
	Type of Area	Not an Industrial zone	
8.	Classification of the area	Lower Class (Poor)	Rural
		Within backward village area	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Rural	Village Panchayat (Gram Panchayat)
		Bhagwanpur Gram Panchayat	
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain	NA
		NA	
11.	In case it is an agricultural land, any conversion of land use done	Not Applicable, since the land have been converted to industrial (as per the documents provided to us by the client)	
12.	Boundary schedule of the Property		
	Are Boundaries matched	Multiple documents to verify from	
	Directions	As per Documents	Actually, found at Site
	North	Different for different sale deed	Agricultural land
	South	Different for different sale deed	Road/Entrance
	East	Different for different sale deed	Agricultural land
	West	Different for different sale deed	Agricultural land
13.	Dimensions of the site		
	Directions	As per Documents (A)	Actually, found at Site (B)
	North	No Information in the given document	Shape uneven, not measurable from sides.
	South	No Information in the given document	Shape uneven, not measurable from sides.
	East	No Information in the given document	Shape uneven, not measurable from sides.
	West	No Information in the given	Shape uneven, not



			document		measurable from sides.		
14.	Extent of the site		15,360 sq.mtr. (as per Approved Site Plan provided by the client)		~19,630 sq.mtr (as per google measurement)		
15.	Extent of the site considered for valuation (least of 14A & 14B)		15,360 sq.mtr (Land Area) (as per Approved Site Plan)				
16.	Property presently occupied/ possessed by		Owner				
	If occupied by tenant, since how long?		No				
	Rent received per month		NA				
II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality		Already described at S.No. I (Point 08).				
2.	Development of surrounding areas		Rural area				
3.	Possibility of frequent flooding / submerging		No such information came into knowledge				
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1.5 K.M.	~6 K.M.	~6 K.M.	---	~35 K.M.	---	---
5.	Level of land with topographical conditions		on road level/ Solid Land				
6.	Shape of land		Irregular				
7.	Type of use to which it can be put		Appropriate for industrial use				
8.	Any usage restriction		Ideal for industrial use				
9.	Is plot in town planning approved layout? / Zoning regulation		No, this is an industrial land and does not fall under any zoning regulation.			NA	
10.	Corner plot or intermittent plot?		It is not a corner plot				
11.	Road facilities						
	(a) Main Road Name & Width		Buggawala Road		30 ft.		
	(b) Front Road Name & width		Naukra Grant Road		15 ft.		
	(c) Type of Approach Road		Concrete Paver Block Road				
	(d) Distance from the Main Road		1 K.M.				
12.	Type of road available at present		Bituminous Road				
13.	Width of road – is it below 20 ft. or more than		Below 20 ft.				
14.	Is it a land – locked land?		No				
15.	Water potentiality		Yes available from Jal Board connection				
16.	Underground sewerage system		Not available, area falls outside municipal limits.				
17.	Is power supply available at the site?		Yes				
18.	Advantages of the site		None				
19.	Special remarks, if any, like:						
	a. Notification of land acquisition if any in the area		No such information came in front of us and could be found on public domain				
	b. Notification of road widening if any in the area		No such information came in front of us and could be found on public domain				

	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No , the subject property is not close to any coastal region as per our information		
	d. Any other	---		
III.	VALUATION OF LAND			
1.	Size of plot	Please refer to Part B – Area description of the Property.		
	North & South			
	East & West			
2.	Total extent of the plot	Please refer to Part C - Procedure of Valuation Assessment section.		
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)			
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)			
5.	Assessed / adopted rate of valuation			
6.	Estimated Value of Land			
IV.	VALUATION OF BUILDING			
1.	Technical details of the building			
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / Industrial Land & Building		
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab	Walls
		Different for different structure, please refer to the attached building sheet.	Different for different structure, please refer to the attached building sheet.	Different for different structure, please refer to the attached building sheet.
	c. Architecture design & finishing	Interior		Exterior
		Ordinary regular architecture / Simple/ Average finishing		Ordinary regular architecture / Simple/ Average finishing
	d. Class of construction	Class of construction: Class B construction (Good)		
	e. Year of construction/ Age of construction	2022		Less than 1 Year
	f. Number of floors and height of each floor including basement, if any	Please refer to the attached building sheet		
	g. Plinth area floor-wise	Please refer to the attached building sheet		
	h. Condition of the building	Interior		Exterior
		Good		Good
	i. Maintenance issues	No maintenance issue, structure is maintained properly		
	j. Visible damage in the building if any	No visible damages in the structure		
	k. Type of flooring	Different for different structures		
	a. Class of electrical fittings	Internal/ Normal quality fittings used		
	b. Class of plumbing, sanitary &	Internal/ Normal quality fittings used		

	water supply fittings			
2.	Map approval details			
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Sanctioned by competent authority as per copy of Map provided to us		
	b. Approved map / plan issuing authority	District Panchayat Haridwar		
	c. Whether genuineness or authenticity of approved map / plan is verified	No, not done at our end.		
	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.		
	e. Is Building as per copy of approved Map provided to Valuer?	Cannot comment since no approved map provided to us on our request.		
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	Cannot Comment	
		<input type="checkbox"/> Non permissible alterations	Cannot Comment	
g. Is this being regularized	No information provided to us on our request			
V.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
1.	Foundation	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. These points are covered in totality in lumpsum basis under Technical details of the building under “Class of construction, architecture design & finishing” point.		
2.	Basement			
3.	Superstructure			
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)			
5.	RCC works			
6.	Plastering			
7.	Flooring, Skirting, dadoing			
8.	Special finish as marble, granite, wooden paneling, grills, etc			
9.	Roofing including weather proof course			
10.	Drainage			
11.	Compound wall	Yes		
	Height	~7 ft.		
	Length	No data provided		
	Type of construction	Brick Wall		
12.	Electrical installation	Please refer to “Class of electrical fittings” under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of		
	Type of wiring			
	Class of fittings (superior / ordinary / poor)			
	Number of light points			

	Fan points	the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under technical details of the building above in totality and lumpsum basis. 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.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

***NOTE:**

1. For more details & basis please refer to **Part C - Procedure of Valuation Assessment section.**
2. This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".**
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. **PART A - SBI format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.

PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	15,360 sq.mtr (as per the approved site plan provided to us by the client)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	44,362 sq.ft (as per the approved site plan provided to us by the client)
	Area adopted on the basis of	Property documents & site survey both	
	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
PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		29 June 2022	30 June 2022	30 June 2022
ii.	Client	PNB, MCC Branch, Dehradun-248001		
iii.	Intended User	PNB, MCC Branch, Dehradun-248001		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
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 checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the owner	
		<input 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	Full survey (inside-out with approximate sample random measurements verification & photographs).		

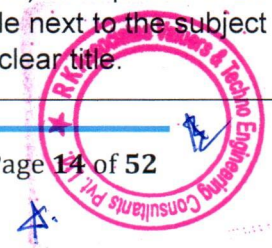
2.		ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	INDUSTRIAL	Industrial Land & Building
		Classification	Only business use asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
iv.	Present market state of	Under Normal Marketable State		



	the Asset assumed (Premise of Value as per IVS)	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	Industrial		Industrial
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.	Class/ Category of the locality	Lower Middle Class (Average)			
viii.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Normal Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Average	Ordinary location within the locality	NA
		Adarsh Gram	Within Backward area	Ordinary location within the locality	
		Property Facing			
		South Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Not Available	Yes	Not available within 1 Km. radius
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	

xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area	
xii.	Neighbourhood amenities	Poor	
xiii.	Any New Development in surrounding area	None	NA
xiv.	Any specific advantage/ drawback in the property	Transport facilities are not available in close vicinity.	
xv.	Property overall usability/ utility Factor	Normal	
xvi.	Do property has any alternate use?	No	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary	
xviii.	Is the property merged or colluded with any other property	No	
		Comments: No	
xix.	Is independent access available to the property	Clear independent access is available	
xx.	Is property clearly possessable upon sale	Yes	
xxi.	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.	
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	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.	

xxiii.	Approach & Method of Valuation Used	Industrial unit	Approach of Valuation	Method of Valuation
			Mixture of Market & Cost Approach	Market Comparable Sales Method Depreciated Replacement Cost Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
Market Comparable				
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)		1	Name:	Mr. Furkhan
			Contact No.:	+91-9719091056
			Nature of reference:	Property Consultant
			Size of the Property:	16 Bigha (Industrial Land)
			Location:	Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar
			Rates/ Price informed:	Around Rs.11,00,000/- per Bigha (~Rs.1,450 per sq.mtr.)
			Any other details/ Discussion held:	As per discussion with the local people the prevailing land rates in Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar is around Rs.11,00,000/- Bigha for a parcel of 16 Bigha available in a range of ~1 K.M. of the subject property.
		2	Name:	Ankit Kapil
			Contact No.:	+91-7500661952
			Nature of reference:	Property Consultant
			Size of the Property:	20 Bigha (Agriculture Land)
			Location:	Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar
			Rates/ Price informed:	Around Rs.15,50,000/- per Bigha (~Rs.2,050 per sq.mtr.)
			Any other details/ Discussion held:	As per discussion with the local people the prevailing land rates in Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar is around Rs.15,50,000/- Bigha (negotiated rate) for a parcel of 20 Bigha available next to the subject property with clear title.



			As per our observations this deal is on the higher side as per the asking rates in the prevailing market. Also it is an agricultural land.
	3	Name:	Local Villagers
		Contact No.:	---
		Nature of reference:	Property Consultant
		Size of the Property:	12 Bigha (Industrial Land)
		Location:	Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar
		Rates/ Price informed:	Rs.12,00,000/- to 16,00,000/- lakhs per bigha (~Rs.1,550 per sq.mtr. to ~Rs.2,100 per sq.mtr.)
		Any other details/ Discussion held:	As per discussion with the local villagers the prevailing land rates in Mauza Nikra Grant, Pargana Bhagwanpur, District Haridwar is around Rs.12,00,000 to 16,00,000 lakhs per bigha and is in the proximity of the subject property. In our opinion rate of R.16,00,000 per Bigha is on the higher side of the prevailing market.
xxv.	NOTE: The given information above can be independently verified to know its authenticity.		
xxvi.	Adopted Rates Justification	According to dealers, ~Rs.1,450/- per sq.mtr. to ~Rs.2,100/- per sq.mtr. is the prevailing rate for industrial land nearby the subject property and further depend on size and location of the property.	
<p>NOTE: 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>			
xxvii.	Other Market Factors		
	Current Market condition	Weak	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Will be little hard to sell the subject property due to its weak location.	
		Adjustments (-/+): 0%	

	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Adequately available
		Remarks: Such properties are easily available in the area	
		Adjustments (-/+): 0%	
xxviii.	Any other special consideration	Reason:	
		Adjustments (-/+): 0%	
xxix.	Any other aspect which has relevance on the value or marketability of the property	NA	
		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%	
xxx.	Final adjusted & weighted Rates considered for the subject property	Rs.1,500/- per sq.mtr. (1 Bigha = 756.44 sq.yds.)	
xxxi.	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.	
xxxii.	Basis of computation & working		
	<ul style="list-style-type: none">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.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.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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Verification of the area measurement of the property is done based on sample random checking only.
- 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.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.

xxxiii. ASSUMPTIONS

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.
- 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.

xxxiv. SPECIAL ASSUMPTIONS

NA

xxxv. LIMITATIONS

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.1,200/- per sq.mtr	Rs.1,450/- to Rs.2,100/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.1,200 /- per sq.mtr	Rs.1,500 per sq.mtr
c.	Total Land Area considered (documents vs site survey whichever is less)	15,360 sq.mtr	15,360 sq.mtr
d.	Total Value of land (A)	15,360 (sq.mtr) x Rs.1,200 per sq.mtr	15,360 (sq.mtr) x Rs.1,500/- per sq.mtr
		Rs.1,84,32,000/-	Rs.2,30,40,000/-

4. VALUATION COMPUTATION OF BUILDING STRUCTURE

BUILDING VALUATION OF M/S.SHRI RAM TRADING COMPANY HARIDWAR,UTTARKHAND														
Sno.	Block no.	Unit	Floor	Type of Structure	Area (in sq.ft)	Height (in ft.)	Area Considered for valuation (in sq.ft)	Year of Construction	Year of Valuation	Total Economical Life (in years)	Plinth Area Average Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Value (INR)	Depreciated Replacement Market Value (INR)
1	A	Factory Building	Ground Floor	G.I. Shed Area on Load Bearing wall and structure made of iron with PCC & tile flooring	40,706.65	30	40,706.65	2022	2022	35	₹ 1,000	₹ 4,07,06,649.36	₹ 4,07,06,649	₹ 4,07,06,649
2	B	Office Building	Ground Floor	RCC slab on RCC beam and column & flooring of vetrified	1,334.31	10	1,334.31			60	₹ 1,400	₹ 18,68,028	₹ 18,68,028	₹ 18,68,028
3		First Floor		1,232.69	10	1,232.69	60			₹ 1,400	₹ 17,25,771	₹ 17,25,771	₹ 17,25,771	
4	C	Guard Room	First Floor	RCC slab on RCC beam and column & PCC flooring	634.32	9	634.32			60	₹ 950	₹ 6,02,606	₹ 6,02,606	₹ 6,02,606
5	D	Boiler Room	First Floor	G.I. Shed Area on Load Bearing wall and structure made of iron with PCC & tile flooring	454.13	25	454.13			35	₹ 900	₹ 4,08,720	₹ 4,08,720	₹ 4,08,720
TOTAL					44,362.10		44,362.10					₹ 4,53,11,774	₹ 4,53,11,774	₹ 4,53,11,774

Remarks:

- All the details pertaining to the building area statement such as area, floor, etc has been taken from approved building area statement has been provided to us by the bank or client and sample measurement taken during site survey.
- All the structure that has been taken in the area statemnet belonging to M/s. MB Foods.
- The valuation is done by considering the depreciated replacement cost approach.



5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.1,84,32,000/-	Rs.2,30,40,000/-
2.	Building Structure Value (B)	Rs.4,56,32,150/-	Rs.4,53,11,774/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs.6,40,64,150/-	Rs.6,83,51,774/-
5.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
6.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA



7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.6,83,51,774/-
8.	Rounded Off	---	Rs.6,83,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Six Crores Eighty Three Lakhs Only
10.	Expected Realizable Value (@ ~15% less)	---	Rs.5,80,55,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.5,12,25,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	~6%	
13.	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.	
14.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. 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>d. 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>e. 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.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. 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.</p>		

- i. 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.

15. 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.

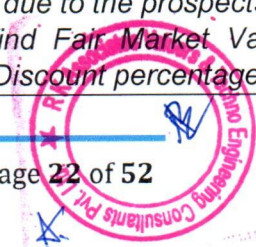
Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value 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.

16. 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. 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.

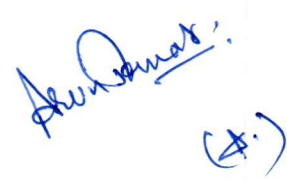

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IF REPORT IS USED FOR BANK/ FIs

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.

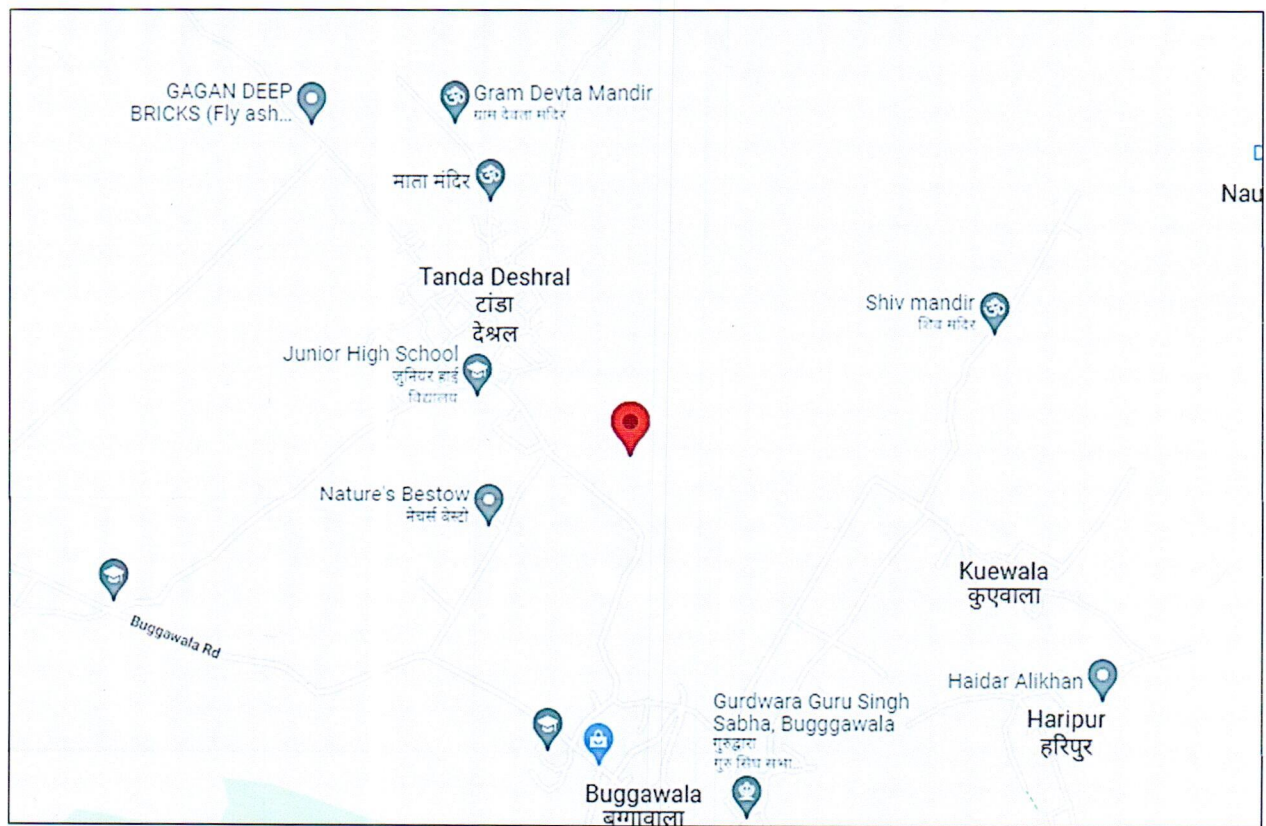
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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	Arun Tomar	Arup Banerjee
		



ENCLOSURE: I – GOOGLE MAP LOCATION



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

https://www.padamrealestate.in/sell/agricultural-farm-land-biharigarh-haridwar_940070.htm

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Clear Title
Biharigarh buggawala, Biharigarh, Haridwar

FOR SALE

Property ID : RE-940070

₹ 16 Lac @ Rs 4 Lac/Bigha

Transaction Type: New Property Plot / Land Area: 4 Bigha Property Type: Agricultural/Farm Land

Property Description
4 bigha agriculture land sale in buggawala haridwar road , 2 km under from main road, demanded - 4 lakh per bigha

Send an enquiry for this property?
Contact Person : Mr. Padam Chhandel
8272058272

Name _____
Email _____
+91 Mobile No _____

I am interested in Clear Title. Please get in contact with me.

SEND ENQUIRY

REI RealEstateIndia Haridwar ~ BUY ~ RENT ~ PROJECTS ~ AGENTS ~ SERVICES ~ HELP ~ Post Property FREE Sign In Join Free

Home > Property for Sale in Haridwar > Property in Biharigarh > Agricultural/Farm Land > 4 Bigha, Agricultural/Farm Land

Farm Land for Sale in Biharigarh, Haridwar
Biharigarh, Haridwar by Padam Realestateindia - View Map
Call for Price @ ₹4 Lac/Bigha

GET PHONE NO. ENQUIRY NOW

Share Property Feedback Share this Property

Location
Biharigarh, Haridwar

Plot/Land Area
4 Bigha

Ownership
Agent

Sale Type
New

Type
Farm Land

About Property
4 bigha agriculture land sale in buggawala haridwar road , 2 km under from main road, demanded - 4 lakh per bigha

Booking Amount : 1 Lac Sale Type : New Ownership : Agent

Land Mark :
Hospitals 3 kms School 3 kms

CONTACT AGENT Report : Sold Out Wrong Info

Agent Details
Padam Realestateindia
Mr. Padam Chhandel
Sale | Rent of Residential & Commercial Properties

Properties For Sale 122 Properties For Rent 1

Dealing In : Sale, Purchase, Rent of Residential Property & Commercial Property
Areas of Operation : Biharigarh also deals in Saharanpur

Garhi Cantt, Garhi Cantt, Dehradun
https://www.padamrealestate.in

RERA STATUS Not Available

Contact Seller
Padam Realestateindia
Agent / +91-82720xxxx

Name _____
Email Address _____
+91 Mobile Number _____

I am interested in this property.

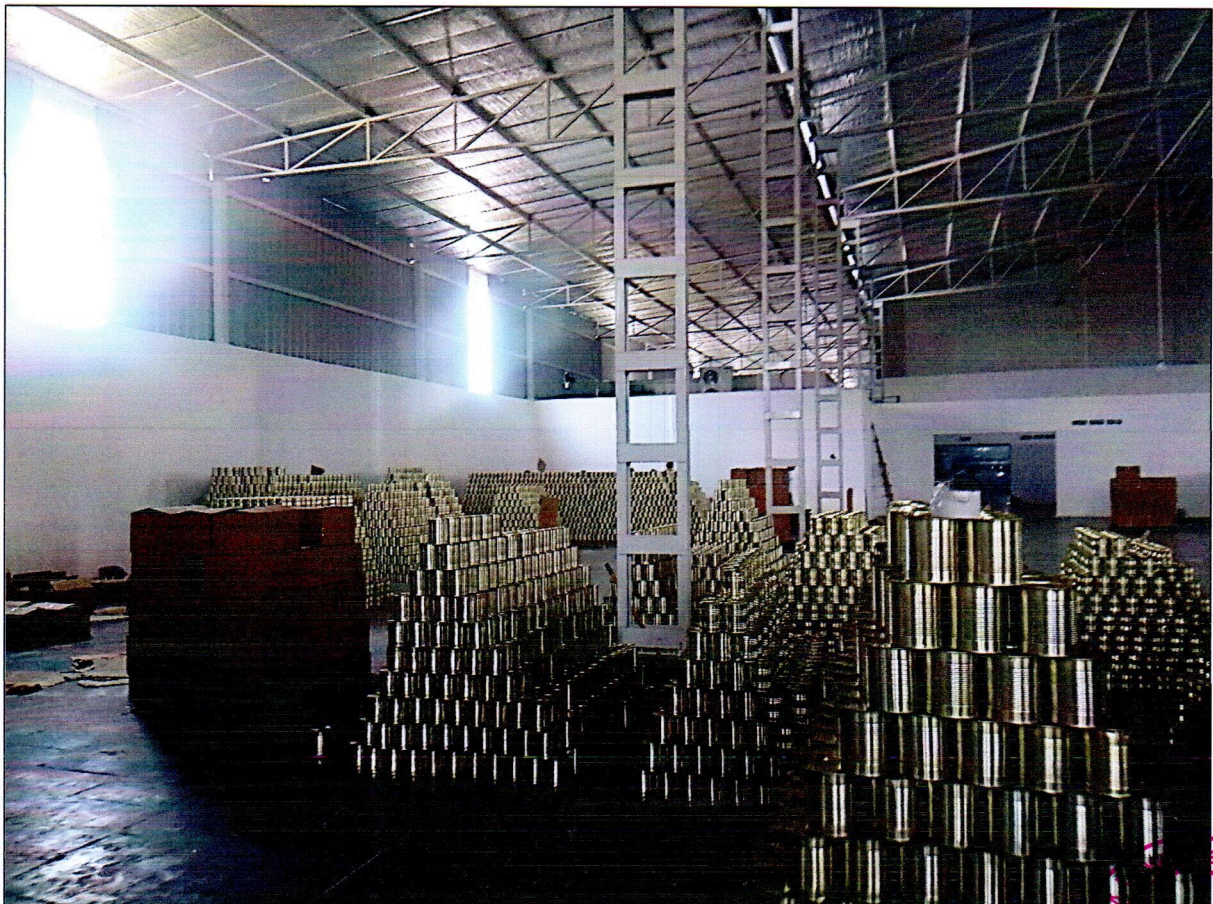
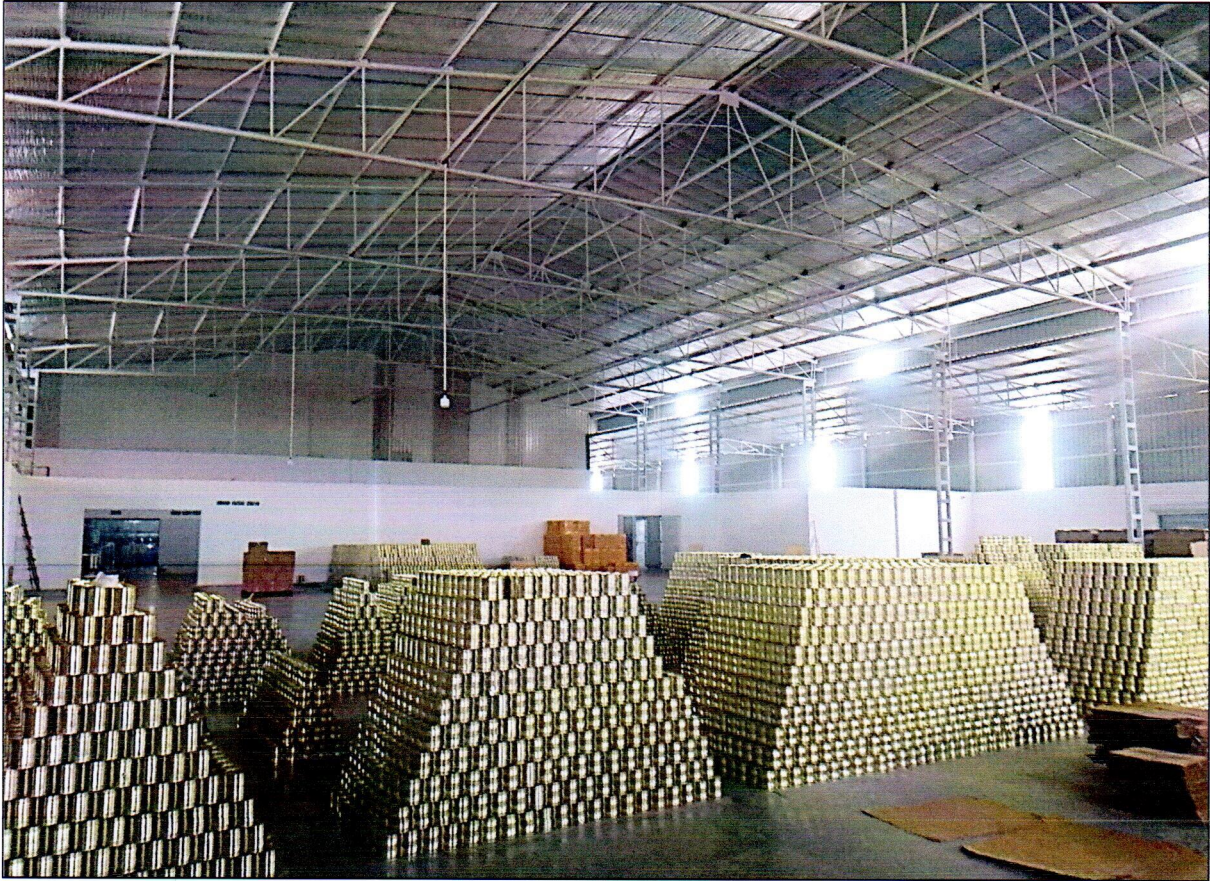
Are you a real estate agent? ☐ Yes ☐ No

☒ I agree to be contacted thru call, WhatsApp, sms & email by RealEstateindia and other advertisers for similar properties

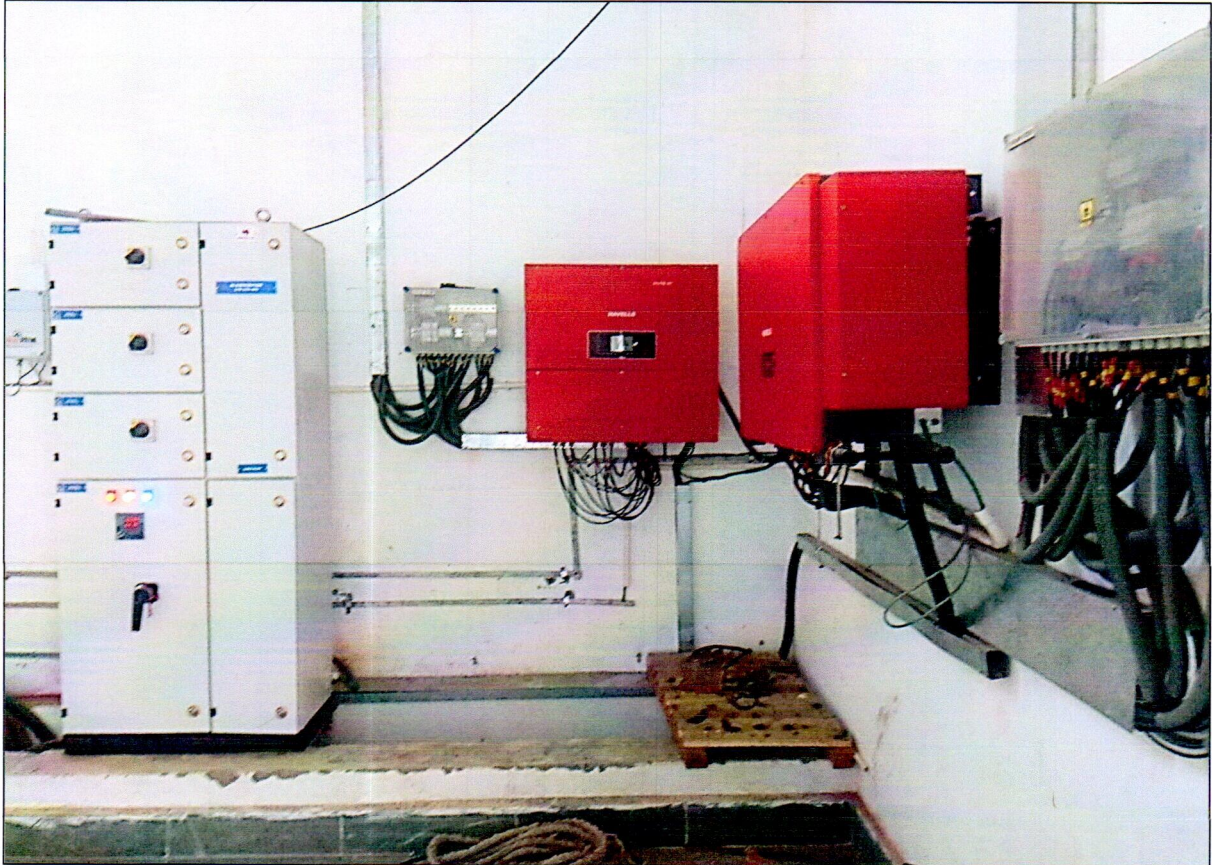
GET CONTACT DETAILS
By proceeding you are agree to our Terms & Conditions

ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY













ENCLOSURE: IV – COPY OF CIRCLE RATE

क्र.सं.	प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लो/राजस्व का नाम	सामान्य दर (BASE RATE)						
			कृषि भूमि (प्रति १० रु० लाख में)	अकृषि भूमि (रु० प्रति वर्ग मीटर)	बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट (सुपर एरिया रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (रु० सुपर एरिया प्रति वर्ग मीटर)	दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	गैर वाणिज्यिक भवन की दर (रु० प्रति वर्ग मीटर)
1	2	3	4	5	6	7	8	9	10
3	C	11. लालवाला मजबूता	18.00	1200	12100	29500	25900	12000	11000
		12. मजाहिदपुर सतीवाला खालसा	18.00	1200	12100	29500	25900	12000	11000
		13. शहीदवाला ग्रन्ट	18.00	1200	12100	29500	25900	12000	11000
		14. बन्जारेवाला ग्रन्ट	18.00	1200	12100	29500	25900	12000	11000
		15. हसनावाला	18.00	1200	12100	29500	25900	12000	11000
		16. खेडी शिकोहपुर मु०	18.00	1200	12100	29500	25900	12000	11000
		17. सिकरोडा-1	18.00	1200	12100	29500	25900	12000	11000
		18. सिकरोडा-2	18.00	1200	12100	29500	25900	12000	11000
		19. लामग्रन्ट	18.00	1200	12100	29500	25900	12000	11000
		20. लालवाला खालसा	18.00	1200	12100	29500	25900	12000	11000
		21. मजाहिदपुर सतीवाला मजबूता	18.00	1200	12100	29500	25900	12000	11000
		22. फिरोजपुर उर्फ बुग्गावाला	18.00	1200	12100	29500	25900	12000	11000
		23. नौकराग्रन्ट	18.00	1200	12100	29500	25900	12000	11000

उप-निर्देशक
रुड़की (तृतीय)
तहसील मगवानपुर

(कृष्ण कुमार मिश्र)
अपर जिलाधिकारी (वित्त एवं सतस्व),
हरिद्वार
6 हरिद्वार

37 सामान्य अनुदेशिका यह मूल्यांकन सूची का भाग है	
(A)	कृषि/अकृषि भूमि/बहुमंजलीय आवासीय भवन/प्लेट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश :-
(1)	यदि कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित भूखण्ड हेतु निर्धारित की गयी है, किन्तु यदि-
(क)	कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 05 मी० या अधिक व 12 मी० 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 प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 12 मी० या अधिक व 15 मी० 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 प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 15 मी० या अधिक व 18 मी० 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 प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 18 मी० 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 निर्धारित की जायेगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर नियत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन समाहित माना जायेगा।
(3)	शॉपिंग मॉल तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ीयें (Escalator) का प्रयोग हुआ हो, को छोड़ कर बहुखण्डीय व्यावसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रभावी होगी, जबकि वेसमेंट व प्रथमतः, द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में कटौत- 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 दरें सम्मिलित हैं, के अनुसार एवं अनुलग्नक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर अंकित किया जायेगा।

(विश्व सिंह बुदिमल)
अपर जिलाधिकारी (वित्त एवं सतस्व)
हरिद्वार



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

UTTARAKHAND POWER CORPORATION LIMITED
ELECTRICITY BILL AND DISCONNECTION NOTICE AS PER ELECTRICITY ACT 2003

EDD: EDD BHAGWANPUR, EDS: BHAGWANPUR, GST_NO: (UPCL) 05AAACU6007G1ZP KNO: 220024
BOOK NO: K000 BILL NO: 28524220525000001
SCNO: BH0K000220024 DUE DATE: 09/06/2022 DISCON DATE: 24/06/2022
CIN: MONTH / YEAR: 04/2022 BILLED MONTHS: 1

DIV CODE: BHO
CIN: MONTH / YEAR: 04/2022
BILL DATE: 25/05/2022

ACCOUNT NO : 42200320691

42200320691

SRI / SMT.
M/AMB FOODS
Mr. MANMOHAN BHARDWAJ
KHASRA NO 804 805
VILL NAUKRAGRANT,
BUGGAWALA
PIN: 0
EMAIL: FAX: CELL NO.:

(* To receive bill related SMS alerts, please submit latest mobile no. to division)

BILL BASIS		CONTR. LOAD		BILLING PERIOD		CONT. OPT : NA		SECURITY DEPOSITED		ADDN. SEC. REQUIRED	
FROM	TO	VOL. SUP.	METER MAKE	METER NO.	SECURITY DEPOSITED	ADDN. SEC. REQUIRED					
MU	100.00 KVA	12/04/2022	30/04/2022	11 KV	Secure	Q0482305	150,000.00	0.00			

READING SLOT	LAST READING	CURRENT READING	MF	UNIT CONSUMED	OPENACCESS UNITS	UNIT ADJUSTED	UNIT ASSESSED	SOLAR ADJ UNITS	TOTAL UNIT	UNIT RATE RS./UNIT	AMOUNT (Rs.)
NH	41	692	2	1302.0	0	0	0	0	1302	4.8	6,349.6
EP	0	111		222.0	0	0	0	0	222	6.76	1,500.7
OP	0	257		514.0	0	0	0	0	514	3.84	1,973.2
MP	0	0		0.0	0	0	0	0	0	6.76	0.0
TOTAL				2,038.00	0.00	0.0	0.0	0.0	2,038.0		9,724.0
CUM. MAX DEMAND	0	42.06		84.12							

BILL PARAMETERS		AMOUNT (Rs.)	OTHER DETAILS	
1. EXCESS CHARGES DUE TO MCG	0.00	9,724.08	PF :	0.5
2. ACTUAL ENERGY CHARGES	9,724.08	9,724.08	BILLABLE DEMAND :	140.2
3. FIXED @0- Above @ Rs.360.0/ DEMAND CHARGES FOR CONTR. LOAD	21,600.00		LOAD FACTOR / OPENACCESS ENERGY	3.36/
4. FIXED / DEMAND CHARGES FOR EXCESS LOAD	0.00		LOAD UNIT :	KVA
5. TOTAL FIXED / DEMAND CHARGES	21,600.00		CONSUMPTION UNIT :	KVA
6. ELECTRICITY DUTY @ 0.5/GREEN ENERGY CESS @ 0.1	548.00/109.60		CUMULATIVE READINGS	
7. VOLTAGE SUPPLY REBATE / WHEELING CHARGE	0.00/0.00		LAST KWH : 32.0	LAST KVAH : 41.0
8. VOLTAGE SUPPLY SURCHG/CROSS SUBSIDY SURCHG @ 0.54	0.00/0.00		PRST KWH : 580.0	PRST KVAH : 1060.0
9. FCA CHARGES @ 0.09/SOLAR SYSTEM REBATE(SOLAR CAP:0 L)	0.00/0.00		CONSUMPTION : 1096.0	CONSUMPTION : 2038.0
10. LOW POWER FACTOR SURCHG/OPEN ACCESS ADL SURCHG @ 0.09	0.00/0.00			
11. EXCESS OFF SEASON LOAD DETAIL OF BENEFIT +SURCHG	0.00		LAST MONTH ARREAR :	0.0
12. MAINTENANCE CHARGES	0.00		LPS ARREAR (+/-) :	0.0
13. ADDITIONAL ENERGY CHARGE @ 0.5 / ADDITIONAL SURCHG	0.00/0.00		LAST PAYMENT DETAILS	
14. NA ADJUSTMENT FOR 0 MONTH	0.00			
15. CONTINUOUS SUPPLY SURCHG / GREEN POWER CHARGE @ 0.45	0.00/0.00		ARREAR DETAILS	
16. CURRENT BILL	31,981.68		PREVIOUS YEAR ARREAR :	
17. CURRENT LPS / ADV. BILL LPS	0.00/0.00		CURRENT YEAR ARREAR :	
18. SOLAR ENERGY CHG @ 0.0 * 0.0	0.00		LAST SIX MONTH CONSUMPTION	
19. TOTAL DUE FOR THE MONTH	31,981.68			
20. AMOUNT DUE	0.00			
21. ADJUSTMENT(+/-)	0.00			
22. TOTAL	31,982.00			
23. TCS TAX AMOUNT	0.00			
24. NET AMOUNT PAYABLE ON OR BEFORE 09/06/2022	31,982.00			

Prompt Payment Rebate on monthly billing @ 1.25%(Online) or @ 0.75%(Offline) if paid upto date 04-Jun-2022. Maximum Rs.10000 for LT & Rs.100000 for HT

On or Before:	*After:	*After:
09/06/2022	09/06/2022	09/07/2022
31,982.00	32,382.00	32,782.00

DISPUTED ARREAR / LPS NOT INCLUDED IN THE BILL :

ARREAR : 0.00 LPS : 0.00 ARREAR SURCHARGE : 0.00 TOTAL : 0.00

B.C D.A. (R) A.E. (R) Executive Engineer

1. ALL PAYMENTS ARE TO BE MADE IN CASH /D.D./LOCAL CHEQUE DRAWN IN FAVOUR OF EXECUTIVE ENGINEER, EDD EDD BHAGWANPUR

2. IF CHEQUE IN ANY MONTH IS DIS-HONOURED, PAYMENT IN SUBSEQUENT MONTHS SHALL BE ACCEPTED BY CASH/D.D. ONLY

न्यायालय उप जिलाधिकारी/सहायक कलेक्टर प्रथम श्रेणी, भगवानपुर।

वाद संख्या- 46 /18-19

धारा-143 ज0वि0अधि0

मौजा-नौकराग्रन्ट।

परगना व तहसील-भगवानपुर।

श्री मनमोहन भारद्वाज व विशाल भारद्वाज पुत्रगण अश्वनी कुमार शर्मा निवासीगण मकान नम्बर 8 लेन नम्बर 01 देवलोक कालोनी शिमला रोड देहरादून।

बनाम

सरकार

निर्णय

प्रस्तुत वाद वादी के प्रार्थना पत्र पर प्राप्त तहसीलदार, भगवानपुर की जांच आख्या दिनांक 14.06.2019 के आधार पर भूमि स्थित मौजा नौकराग्रन्ट, परगना व तहसील भगवानपुर, जिला हरिद्वार के खाता/चक संख्या 362, खसरा नम्बर/गाटा नम्बर 804/0.2050है0, खाता/चक संख्या 448, खसरा नम्बर/गाटा नम्बर 805/1.3316है0, कुल 02किते कुल क्षेत्रफल 1.5366है0 मौके पर कृषि कार्य जिसमें मत्स्य पालन, कुक्कुट पालन, बागवानी शामिल है, के प्रयोग में प्रयुक्त नहीं हो रही है, तथा वर्तमान में अकृषिक है, दर्ज किये जाने के उपरान्त पक्षों को नोटिस जारी किया गया। पक्षकार हाजिर हुए। वाद पत्रावली में कोई आपत्ति प्राप्त नहीं हुई।

मेरे द्वारा पत्रावली पर उपलब्ध साक्ष्यों एवं तहसीलदार, भगवानपुर की आख्या दिनांक 14.06.2019 का अवलोकन किया। तहसीलदार, भगवानपुर की आख्या के अनुसार भूमि स्थित मौजा नौकराग्रन्ट, परगना व तहसील भगवानपुर, जिला हरिद्वार के खाता/चक संख्या 362, खसरा नम्बर/गाटा नम्बर 804/0.2050है0, खाता/चक संख्या 448, खसरा नम्बर/गाटा नम्बर 805/1.3316है0, कुल 02किते कुल क्षेत्रफल 1.5366है0 मौके पर कृषि कार्य, जिसमें मत्स्य पालन, कुक्कुट पालन, बागवानी शामिल है, के रूप में प्रयुक्त नहीं हो रही है तथा वर्तमान में अकृषिक है, धारा 143 ज0वि0अधि0 के अन्तर्गत औद्योगिक प्रयोजन हेतु अकृषिक घोषित किये जाने की आख्या संस्तुति सहित प्रस्तुत की गई है। उक्त के सम्बन्ध में कोई आपत्ति भी न्यायालय को प्राप्त नहीं हुई है। अतः भूमि स्थित मौजा नौकराग्रन्ट, परगना व तहसील भगवानपुर, जिला हरिद्वार के खाता/चक संख्या 362, खसरा नम्बर/गाटा नम्बर 804/0.2050है0, खाता/चक संख्या 448, खसरा नम्बर/गाटा नम्बर 805/1.3316है0, कुल 02किते कुल क्षेत्रफल 1.5366है0 मौके पर कृषि कार्य जिसमें मत्स्य पालन, कुक्कुट पालन, बागवानी शामिल है, के रूप में प्रयुक्त नहीं हो रही है, को औद्योगिक प्रयोजन हेतु अकृषिक घोषित किया जाना उचित प्रतीत होता है।

आदेश

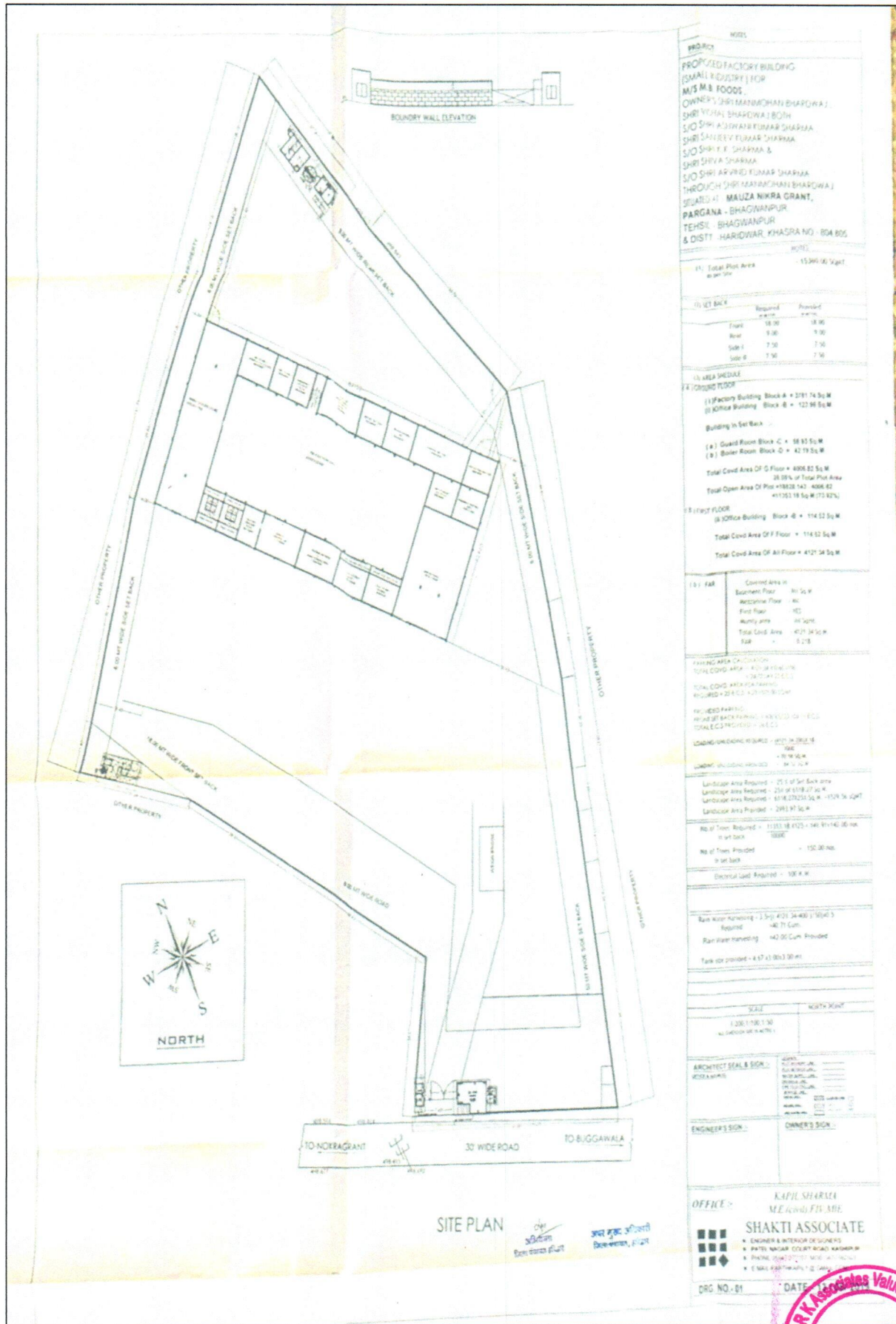
अतः वादी का वाद स्वीकृत किया जाता है। भूमि स्थित मौजा नौकराग्रन्ट, परगना व तहसील भगवानपुर, जिला हरिद्वार के खाता/चक संख्या 362, खसरा नम्बर/गाटा नम्बर 804/0.2050है0, खाता/चक संख्या 448, खसरा नम्बर/गाटा नम्बर 805/1.3316है0, कुल 02किते कुल क्षेत्रफल 1.5366है0 मौके पर कृषि कार्य, जिसमें मत्स्य पालन, कुक्कुट पालन, बागवानी शामिल है, के रूप में प्रयुक्त नहीं हो रही है तथा वर्तमान में अकृषिक है, को औद्योगिक प्रयोजन हेतु अकृषिक घोषित किया जाता है। परवाना अमलदरामद जारी होंगे। आदेश को एक प्रति उप निबन्धक को भेजकर बाद आवश्यक कार्यवाही उपरान्त पत्रावली राजस्व अभिलेख में संचित होंगे।

दिनांक- 22.07.2019



(संतोष कुमार पाण्डेय)

उप जिलाधिकारी/
सहायक कलेक्टर प्रथम श्रेणी,
भगवानपुर।



कार्यालय मुख्य अग्निशमन अधिकारी जनपद हरिद्वार।

ईमेल-cfohdr.ukfs@gmail.com

फोन नं०-01334-265700

पत्रांक: न-6/सीएफओ-आर/2022

दिनांक: मई 12, 2022।

स्वामी/प्रबन्धक

मैसर्स एमबी0फूड्स,

खसरा नं०-805, मौजा नौकराग्रन्ट,

परगना व तहसील-भगवानपुर, रुड़की, जनपद हरिद्वार।

विषय: अग्निशमन सुरक्षा सम्बन्धी अनापत्ति प्रमाण पत्र के Pre-Operational के सम्बन्ध में।

कृपया आपके आवेदन यूनिट नम्बर:-32661572, दिनांक: 13.04.2022 जो कि Uttarakhand Fire and Emergency Services के वेब पेज पर प्राप्त हुआ है, के अनुसार अग्निशमन सुरक्षा व्यवस्था का निरीक्षण प्रभारी फायर स्टेशन रुड़की द्वारा किया गया, प्रभारी फायर स्टेशन रुड़की की निरीक्षण आख्या के अनुसार अग्निशमन सुरक्षा व्यवस्था अग्निजोखिम के अनुरूप संतोषजनक पायी गयी। समस्त अग्निशमन यन्त्र कार्यशील दशा में है तथा अनापत्ति प्रमाण पत्र जारी किये जाने की संस्तुति की गयी है।

उपरोक्त भवन/संस्थान एक औद्योगिक भवन है। भवन में कुल भूतल है। जिसके प्लॉट का क्षेत्रफल 2,873.94 वर्ग मी० है तथा उक्त भवन का क्षेत्रफल (Covered Area) 1,158.96 वर्ग मी० है। भवन/संस्थान की ऊँचाई 6.25 मी० है। भवन/संस्थान में बेसमेंट है/ नहीं है, जिसका क्षेत्रफल वर्ग मी० है।

अतः उत्तराखण्ड शासन, गृह अनुभाग-03 की अधिसूचना संख्या-342/XX-3/2021-2(39)/2006 देहरादून दिनांक: 29 नवम्बर, 2021 के अनुपालन में दिनांक: 12 मई 2022 से 11 मई 2025 (3 वर्ष) तक के लिये प्राथमिक अग्नि उपकरणों सम्बन्धी कार्यशीलता प्रमाण-पत्र प्रदान किया जाता है कि निम्न शर्तों का पालन किया जाये।

1. सभी बाहर निकलने या बचाव के रास्ते तथा सीढ़ियाँ प्रत्येक दशा में अवरोध मुक्त रखी जाये।
2. आपके संस्थान के सभी कर्मचारियों को उपलब्ध अग्निशमन यन्त्रों का तथा सुरक्षित निष्क्रमण (Evacuation) प्रक्रिया का ज्ञान होना आवश्यक होगा।
3. सभी अग्निशमन यन्त्रों को कार्यशील दशा में रखने की जिम्मेदारी प्रबन्धन की होगी। अग्निशमन यन्त्रों की स्थापना का अर्थ यह नहीं लगाया जाए कि अग्निकाण्ड की घटना नहीं हो सकती है, अतः प्रबन्धन को अग्निनिरोधक उपाय सदैव करते रहना चाहिए।
4. भवन/संस्थान में विद्युत यन्त्रों की स्थापना, वेंटीलेशन, स्ट्रक्चर, स्टेबिलिटी, सैट बैक एरिया व निर्माण, Land Use Change में बदलाव आदि का सत्यापन सम्बन्धित अधिकारी से कराया जाए।
5. इस अनापत्ति प्रमाण पत्र का उपयोग अवैध निर्माण को नियमित करने के लिए नहीं किया जा सकता।
6. संस्थान की अग्निशमन व्यवस्था के कार्यशील होने का स्व-घोषणा प्रमाण पत्र/Audit Report प्रति छः माह में प्रस्तुत/अपलोड करना अनिवार्य होगा।
7. यदि उपरोक्त अग्निसुरक्षा अनापत्ति प्रमाण पत्र से सम्बन्धित भवन या अधिभोग के आकार, प्रकृति, प्रयोजन या स्थान के किसी प्रकार का कोई परिवर्तन किया जाता है, तो अग्नि सुरक्षा प्रमाण पत्र नये सिरे से लिया जाना अनिवार्य होगा।
8. संस्थान में अग्निशमन सुरक्षा व्यवस्था निर्धारित मानकों/एन.बी.सी 2016 के भाग 04 की गाईड लाईन के अनुसार सदैव अद्यतन (Update) स्थिति में रखा जाना जीव रक्षा एवं राष्ट्रीय सम्पत्ति की सुरक्षा के हित में आवश्यक है।

(नरेन्द्र सिंह कुँवर)

मुख्य अग्निशमन अधिकारी
हरिद्वार।

प्रतिलिपि: प्रभारी फायर स्टेशन रुड़की को सूचनार्थ एवं इस निर्देश के साथ प्रेषित कि संस्थान में अग्निशमन व्यवस्था मानकानुसार पूर्ण कराये जाने हेतु आवश्यक कार्यवाही समय-समय पर अमल में लाना सुनिश्चित करेंगे।

4016/I 2018

Jagdish Singh Chauhan
Advocate
Regd. No.- U.K. 826/2004
Chamber No.- 28
Civil Court ROORKEE

विक्रय पत्र

1:- बैनामा:- 30,00,000/-रुपये

2:- बाजारी मालियत:- 19,97,400/-रुपये

3:- स्टाम्प शुल्क:- 1,50,000/-रुपये द्वारा ई-स्टाम्प नम्बर IN-UK70892750807941Q

4:- वर्तमान में दिया गया स्टाम्प शुल्क:- 1,50,000/-रुपये

5:- इकरारनामे में अदा स्टाम्प शुल्क:- शून्य

6:- स्टाम्प शीटों की संख्या:- 08

7:- विक्रीत सम्पत्ति का कुल क्षेत्रफल:- 1.3316 हेक्टेयर

8:- वार्षिक लगान:- 32 रूपये 90 पैसे सालाना।

9:- विक्रीत सम्पत्ति का विवरण:- कृषि भूमि (प्रश्नगत अन्तरित भूमि विक्रेता की कृशुदा भूमि है और काशत की भूमि है और वास्ते काशत विक्रय की गयी है विक्रेता प्रमोटर/डवलेपर अथवा रियल इस्टेट एजेंट नहीं है अतः उपरोक्त भूमि का अनिवार्य पंजीयन कराया जाना रियल इस्टेट 2016 एवं उत्तराखण्ड रियल इस्टेट नियमावली 2017 में अपेक्षित नहीं है तथा वर्तमान विलेख के माध्यम से विक्रीत की गयी भूमि उत्तराखण्ड Real Estate (Regulation & Development) Act 2016 के अन्तर्गत Real Estate Projects एवं Agents के पंजीकरण के सम्बन्ध में कृय विक्रय की जा रही सम्पत्ति किसी भी Group Housing Mixed Development Projects Residential Commercial तथा Industrial Project अथवा Plotted Development Projects से सम्बन्धित नहीं है और न ही पक्षकारों द्वारा RERA Act 2016 के किसी प्राविधान का उल्लंघन किया जा रहा है। विक्रीत सम्पत्ति जैसी स्थिति में है वैसे ही विक्रय की जा रही है।)

(कृषि/आवासीय/व्यवसायिक/औद्योगिक और सम्पत्ति यदि भवान है तो निर्माण का वर्ष और निर्माण है तो)

10:- कवर्ड एरिया (यदि निर्माण हो तो):- नहीं है।

11:- स्थित ग्राम:- ग्राम नौकराग्रन्ट परगना व तहसील भगवानपुर जिला हरिद्वार।
(मौजा या मौहल्ला, परगना, तहसील, नगरीय अर्द्धनगरीय आदि)

12:- विक्रेता एवं क्रेता अनुसूचित जाति अथवा जनजाति से सम्बन्धित है अथवा नहीं:- नहीं।

13:- विक्रेता का स्वामित्व का आधार:- संक्रमणीय भूमिधर

14:- चकबन्दी चल रही है अथवा नहीं:- नहीं।

15:- भूमि पट्टे आदि की है अथवा नहीं:- नहीं।

16:- कृषि भूमि की स्थिति में:- लागू नहीं।
(बाग, पेड़, सिंचित/असिंचित अथवा सर्किल दर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)

17:- रेट लिस्ट में पृष्ठ संख्या व कालम संख्या:- पृष्ठ सं0 38 क्रम संख्या 07(8)(13)
कालम संख्या 04

18:- सर्किल रेट 15,00,000/-रुपये प्रति हेक्टेयर जिससे विक्रीत भूमि की मालियत 19,97,400/-रुपये बनती है।

19:- आवास विकास शुल्क के अन्दर है अथवा बाहर:- लागू नहीं।

अवलोकित
P.O.

[Signatures]

Jagdish Singh Chauhan
Advocate
Regd. No. - U.K. 828/2004
Chamber No. - 28
Civil Court ROORKEE

4015/I 2018

विक्रय पत्र


1:- बैनामा:- 15,00,000/-रुपये
2:- बाजारी मालियत:-3,22,875/-रुपये
3- स्टाम्प शुल्क:-75,000/-रुपये द्वारा ई-स्टाम्प नम्बर IN-UK70893144232898Q
4:- वर्तमान में दिया गया स्टाम्प शुल्क:- 75,000/-रुपये
5:- इकरारनामे में अदा स्टाम्प शुल्क:- शून्य
6:- स्टाम्प शीटों की संख्या:-07
7:- विक्रीत सम्पत्ति का कुल क्षेत्रफल:-0.2050 हैक्टेयर
8:- वार्षिक लगान:- 4 रुपयें 70 पैसे सालाना।
9:- विक्रीत सम्पत्ति का विवरण:- कृषि भूमि (प्रश्नगत अन्तर्गत भूमि विक्रेता की कृषिशुदा भूमि है और काशत की भूमि है और वास्ते काशत विक्रय की गयी है विक्रेता प्रमोटर/डवलपेर अथवा रियल इस्टेट एजेंट नहीं है अतः उपरोक्त भूमि का अनिवार्य पंजीयन कराया जाना रियल इस्टेट 2016 एवं उत्तराखण्ड रियल इस्टेट नियमावली 2017 में अपेक्षित नहीं है तथा वर्तमान विलेख के माध्यम से विक्रीत की गयी भूमि उत्तराखण्ड Real Estate (Regulation & Development) Act 2016 के अन्तर्गत Real Estate Projects एवं Agents के पंजीकरण के सम्बन्ध में कृय विक्रय की जा रही सम्पत्ति किसी भी Group Housing Mixed Development Projects Residential Commercial तथा Industrial Project अथवा Plotted Development Projects से सम्बन्धित नहीं है और न ही पक्षकारों द्वारा RERA Act 2016 के किसी प्राविधान का उल्लंघन किया जा रहा है। विक्रीत सम्पत्ति जैसी स्थित में है वैसे ही विक्रय की जा रही है।)
(कृषि/आवासीय/व्यवसायिक/औद्योगिक और सम्पत्ति यदि भवान है तो निर्माण का वर्ष और निर्माण हे तो)
10:- कवर्ड एरिया (यदि निर्माण हो तो):- नहीं है।
11:- स्थित ग्राम:-ग्राम नौकराग्रन्त परगना व तहसील भगवानपुर जिला हरिद्वार।
(मौजा या मौहल्ला, परगना, तहसील, नगरीय अर्द्धनगरीय आदि)
12:- विक्रेता एवं क्रेता अनुसूचित जाति अथवा जनजाति से सम्बन्धित है अथवा नहीं:- नहीं।
13:-विक्रेता का स्वामित्व का आधार:-संकमणीय भूमिधर
14:- चकवन्दी चल रही है अथवा नहीं:-नहीं।
15:- भूमि पट्टे आदि की है अथवा नहीं:-नहीं।
16:- कृषि भूमि की स्थिति में:-लागू नहीं।
(बाग, पेड, सिंचित/असिंचित अथवा सर्किल दर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)
17:- रेट लिस्ट में पृष्ठ संख्या व कालम संख्या:-पृष्ठ सं0 38 क्रम संख्या 07(ख)(13) कालम संख्या 04
18:-सर्किल रेट 15,00,000/-रुपयें प्रति हैक्टेयर परन्तु रास्ता 5 मीटर से अधिक व 12 मीटर से कम चौड़ा होने के कारण सर्किल दर का 5 प्रतिशत अधिक 15,75,000/-रुपयें प्रति हैक्टेयर जिससे विक्रीत भूमि की मालियत 3,22,875/-रुपयें बनती है।

विमल स्वामी

M. PL
V. Chaudhary

Report 3 P-1

ET KUMAR SINGHAL
Advocate & Notary
in Office
Flat 299/6, Solani Puram
e, Distt Haridwar
997108045



Chamber No. 175, Tehsil Compound
Roorkee, Distt Haridwar
E-mail: ad p ksinghal@gmail.com

Date: 11-06-2021
ANNEXURE-IV

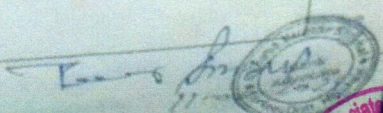

SPECIAL REPORT ON TITLE

To,
The AGM
Punjab National Bank
MCC, Kanwali Road, Dehradun.

Reg: property situated at- A Non Agriculture Land Comprising bearing Khata No. 338 (1427-1432 fasli Years) Khasra No. 805, area 1.3316 Hactare, Bounded in East- property of Gram Sabha West- Property of sher Singh, North- Chak Road 3 meter Wide & South- Land of Smt. Vimla Khatri, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.

Belonging to- Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.

ASPECTS TO BE CONSIDERED		COUNSELS'S STATEMENT
A PARTICULARS		
1-Name of the Borrower with address:		M/s M.B. Foods its through Partners Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o 112, Kalidas Road Dehradun And Shri. Sanjeev Kumar Sharma S/o Shri. K.K Sharma R/o D-9, Tula's Gardan Kalidas Road Dehradun And Shri. Shiva Sharma S/o Shri. Arvind Kumar Sharma R/o A-103, M2K, Victoriya Gardan Azadpur Mandi Delhi
2-Name of the person offering Mortgage with parentage/ constitution and address:		Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.
3-Details of the property to be mortgaged: as per title deed -		A Non Agriculture Land Comprising bearing Khata No. 338 (1427-1432 fasli Years) Khasra No. 805, area 1.3316 Hactare, Bounded in East- property of Gram Sabha West- Property of sher Singh, North- Chak Road 3 meter Wide & South- Land of Smt. Vimla Khatri, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.
B. As per present position -		Present position on the basis of valuer report,
INVESTIGATIONS		

MANMOHAN SINGHAL
Advocate & Notary
Office at 299/6, Solani Puram
Distt. Haridwar
97108045

Chamber No. 175, Tehsil Compound
Roorkee, Distt. Haridwar
E-mail: ad.p.singhal@gmail.com

Date: 11-06-2022

ANNEXURE-IV

SPECIAL REPORT ON TITLE

To,
The AGM
Punjab National Bank
MCC, Kanwali Road, Dehradun.

Reg: property situated at- A Non Agriculture Land Comprising bearing Khata No. 331 (1427-1432 fasli Years) Khasra No. 804, area 0.2765 Hactare in shared area 0.205 Hactare i.e 2050 square meter, Bounded in East- property of Gram Sabha West- Land of Khasra No. 804 of Bhagwan Singh, North- Land of Rajendra Khatri & others & South- Way 18 feet Wide, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.

Belonging to- Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.

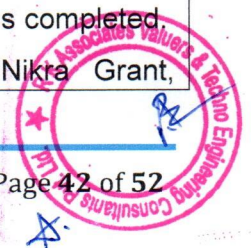
ASPECTS TO BE CONSIDERED		COUNSELS'S STATEMENT
A PARTICULARS		
1-Name of the Borrower with address:	M/s M.B. Foods its through Partners Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o 112, Kalidas Road Dehradun And Shri. Sanjeev Kumar Sharma S/o Shri. K.K Sharma R/o D-9, Tula's Gardan Kalidas Road Dehradun And Shri. Shiva Sharma S/o Shri. Arvind Kumar Sharma R/o A-103, M2K, Victoriya Gardan Azadpur Mandi Delhi	
2-Name of the person offering Mortgage with parentage/ constitution and address:	Shri. Manmohan Bhardwaj & Shri. Vishal Bhardwaj Ss/o Shri. Ashwani Kumar Sharma Both R/o H.No-08, Lain No. 1 Dev Lock Colony, Shimla Road Dehradun.	
3-Details of the property to be mortgaged: as per title deed -	A Non Agriculture Land Comprising bearing Khata No. 331 (1427-1432 fasli Years) Khasra No. 804, area 0.2765 Hactare in shared area 0.205 Hactare i.e 2050 square meter, Bounded in East- property of Gram Sabha West- Land of Khasra No. 804 of Bhagwan Singh, North- Land of Rajendra Khatri & others & South- Way 18 feet Wide, Situated at Village Noukra Grunt Pargana & Tehsil Bhagwanpur Distt. Haridwar.	
B. As per present position -	Present position on the basis of valuer report,	
<u>INVESTIGATIONS</u>		
1-Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars	1- Extract of khatauni, (1427-1432 fasli) belonging to Khata No. 331 & khasra no. 804, village Village Noukra Grunt Pargana & Tehsil	

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

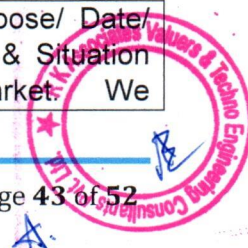
I hereby declare that:

- a The information furnished in our valuation report dated 30/6/2022 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 29/6/2022 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

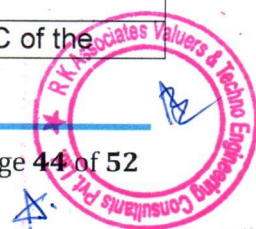
S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	<p>The industrial property situated at the aforesaid address having total land area admeasuring 15,360 sq.mtr. (1.536 Hectares) as per the Approved site plan provided to us. Although as per sale deed 16,081 sq.mtr. (1.6081 Hectare) of land is owned by the M/s MB Foods.</p> <p>It has a covered area of 4,121 sq.mtr. as per the approved site plan provided to us by the client. Total built-up area is 44,362 sq.ft out of which RCC Area is 3,201 sq.ft and Shed Area is 41,161 sq.ft. As per approved plan, as on today's date construction is completed.</p> <p>It's located in Mauza Nikra Grant,</p>



		<p>Pargana – Bhagwanpur, Tehsil - Bhagwanpur, District – Haridwar, Khasra no. 804, 805</p> <p>The subject property is located in the midst of rural area of Bhagwanpur. This property is around 8 K.M. from NH 307 (Saharanpur Road).</p> <p>The subject property is as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.</p>
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	<p>Survey Analyst: Er. Deepak Joshi</p> <p>Valuation Engineer: Er Arun Tomar.</p> <p>L1/ L2 Reviewer: Er. Arup Banerjee</p>
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	<p>Date of Appointment: 29/6/2022</p>
		<p>Date of Survey: 29/6/2022</p>
		<p>Valuation Date: 30/6/2022</p>
		<p>Date of Report: 30/6/2022</p>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 29/6/2022. Property was shown and identified by Mr. Manmohan Bharadwaj (☎-9837026044)
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We



		<p>recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into	Please refer to Part A, B & C of the



	account during the valuation	Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 30/6/2022

Place: Noida



Signature

(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)

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ENCLOSURE VII: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

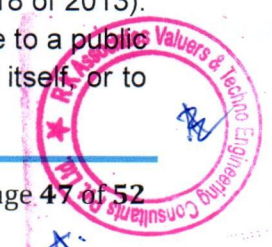
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.



Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

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

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

Date: 30/6/2022

Place: Noida



ENCLOSURE VIII

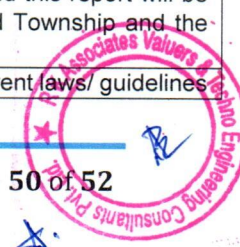
PART E

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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> 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 <u>as free market transaction</u> .
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.

