

REPORT FORMAT: V-L1 (FLATS) | Version: 10.2\_2022

CASE NO. VIS(2022-23)-PL205-153-304

DATED: 09/08/2022

## FIXED ASSETS VALUATION REPORT

OF

|                    |  |
|--------------------|--|
| NATURE OF ASSETS   | BUILT-UP UNIT                                    |
| CATEGORY OF ASSETS | RESIDENTIAL                                      |
| TYPE OF ASSETS     | RESIDENTIAL<br>APARTMENT IN LOW<br>RISE BUILDING |

### SITUATED AT

KADAM BANI APARTMENT, PLOT NO. 4 OF 57B (NOW 57 H), BELLYGUNGE CIRCULAR  
ROAD, DISTRICT 24-PARGANAS

REPORT PREPARED FOR  
BANK OF INDIA, LCB, KOLKATA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which  
report will be considered to be accepted & correct.*

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

### CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301  
Ph - +91-0120-4110117, 4324647, +91 - 9958632707  
E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



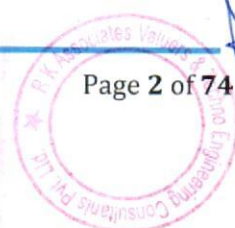
**SITUATED AT**

**KADAM BANI APARTMENT, PLOT NO. 4 OF 57B (NOW 57 H), BALLYGUNGE CIRCULAR  
ROAD, DISTRICT 24-PARGANAS**

**CASE NO.: VIS (2022-23) PL205-153-304**

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

Page 2 of 74





**PART B**

**BOI FORMAT ON OPINION REPORT ON VALUATION**

|   |                                    |
|---|------------------------------------|
| Name & Address of the Branch            | Bank of India, LCB, Kolkata        |
| Name & Designation of concerned officer | Ms. Debanu Mitra (+91 98367 41599) |
| Name of the Customer                    | M/s. Tractors India Limited (TIL)  |

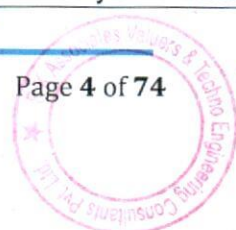
| S.NO.                                | CONTENTS   | DESCRIPTION   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
|--------------------------------------|--|---|---------------------|--------------------|-------------------------|--------------------------------------|------------------------------------|------------------------------------|-------------------------|---|--|--------------|--------------|-----------|----------------------------|------------------|-----------|---------------------------------|-------|-------|
| <b>I.</b>                            | <b>GENERAL</b>   |   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| 1.                                   | Purpose of Valuation   | For Periodic Re-valuation of the mortgaged property   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| 2.                                   | a. Date of Inspection of the Property  | 29 July 2022  |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
|                                      | b. Date of Valuation Assessment  | 9 August 2022   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
|                                      | c. Date of Valuation Report  | 9 August 2022   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
|                                      | List of documents produced for perusal ( <i>Documents has been referred only for reference purpose</i> ) | <table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total documents requested. <b>03</b></td><td>Total documents provided <b>03</b></td><td>Total documents provided <b>03</b></td></tr> <tr> <td>Property document Title</td><td>Agreement to Sale, Indenture of conveyance and Tripartite agreement</td><td>Dated:19.09.1985,<br/>Dated:16.04.2004,<br/>Dated:30.01.2006</td></tr> <tr> <td>Approved Map</td><td>Approved map</td><td>Illegible</td></tr> <tr> <td>Last paid Electricity Bill</td><td>Electricity bill</td><td>Illegible</td></tr> <tr> <td>Last paid Municipal Tax Receipt</td><td>-----</td><td>-----</td></tr> </table> | Documents Requested | Documents Provided | Documents Reference No. | Total documents requested. <b>03</b> | Total documents provided <b>03</b> | Total documents provided <b>03</b> | Property document Title | Agreement to Sale, Indenture of conveyance and Tripartite agreement | Dated:19.09.1985,<br>Dated:16.04.2004,<br>Dated:30.01.2006 | Approved Map | Approved map | Illegible | Last paid Electricity Bill | Electricity bill | Illegible | Last paid Municipal Tax Receipt | ----- | ----- |
| Documents Requested                  | Documents Provided   | Documents Reference No.   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| Total documents requested. <b>03</b> | Total documents provided <b>03</b>   | Total documents provided <b>03</b>  |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| Property document Title              | Agreement to Sale, Indenture of conveyance and Tripartite agreement                                      | Dated:19.09.1985,<br>Dated:16.04.2004,<br>Dated:30.01.2006  |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| Approved Map                         | Approved map   | Illegible   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| Last paid Electricity Bill           | Electricity bill   | Illegible   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| Last paid Municipal Tax Receipt      | -----  | -----   |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
| 3.                                   | Name of the owner(s)   | M/s Tractors India Limited  |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |
|                                      | Address as per MCA website/ Phone no.  | Address: Kolkata Kolkata WB 000000 IN<br>Phone No.: NA  |                     |                    |                         |                                      |                                    |                                    |                         |   |  |              |              |           |                            |                  |           |                                 |       |       |

*[Handwritten Signature]*



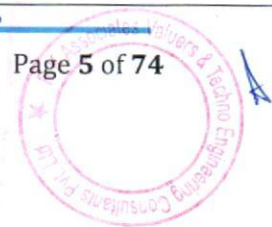


|   |   |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
|---|---|---------------------------|---------------------|--------------|--|-------------------------|----|-------------------|-----|-----------------------|--------------|------------------------------------|---|---|---------------------------|---------------------|--|
| 4.  | <p align="center"><b>Brief description of the property</b></p> <p>This valuation report is prepared for a residential flat situated at the aforesaid address having total plinth area admeasuring 1,972.34 sq. ft. (183.237 sq.mt.) as per the copy of the tripartite agreement which is further supported by copy of sale deeds provided to us by the bank.</p> <p>The subject property is a residential flat located on the 1<sup>st</sup> floor of a G+3 building and comprises 3 bedrooms, 2 toilets, 1 basin place in room, 1 Kitchen, 1 hall cum dining and 1 store room. The property is currently occupied by the owner. At the time of our survey, owner's representative accompanied the surveyor. It is located in the region of Mauza Ballygunge, District 24 Parganas, Kolkata.</p> <p>The nearest land mark is the Ballygunge Science college, University of Kolkata, which is approx. 500 mtr. away from the subject property.</p> <p>In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. In case of doubt, for further scrutiny district administration/ tehsil can be contacted for confirming the survey numbers whether it is same matching with the property photographs mentioned in the report.</p> <p>This report only contains general assessment &amp; 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.</p> |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 5.  | <p><b>Location of the property</b></p> <table border="1"> <tr> <td>6.1 Plot No. / Survey No.</td><td>Plot No. 4 of 57 H.</td></tr> <tr> <td>6.2 Door No.</td><td>Kadam Bani Apartment, 1<sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas<br/>(as per the document provided to us and as per site survey)</td></tr> <tr> <td>6.3 T. S. No. / Village</td><td>NA</td></tr> <tr> <td>6.4 Ward / Taluka</td><td>---</td></tr> <tr> <td>6.5 Mandal / District</td><td>24 Paraganas</td></tr> <tr> <td>6.6 Postal address of the property</td><td>Kadam Bani Apartment, 1<sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas</td></tr> <tr> <td>6.7 Latitude, Longitude &amp; Coordinates of flat</td><td>22°31'43.9"N 88°21'39.2"E</td></tr> <tr> <td>6.8 Nearby Landmark</td><td>Near to Ballygunge Science College University of Kolkata</td></tr> </table>   | 6.1 Plot No. / Survey No. | Plot No. 4 of 57 H. | 6.2 Door No. | Kadam Bani Apartment, 1 <sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas<br>(as per the document provided to us and as per site survey) | 6.3 T. S. No. / Village | NA | 6.4 Ward / Taluka | --- | 6.5 Mandal / District | 24 Paraganas | 6.6 Postal address of the property | Kadam Bani Apartment, 1 <sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas | 6.7 Latitude, Longitude & Coordinates of flat | 22°31'43.9"N 88°21'39.2"E | 6.8 Nearby Landmark | Near to Ballygunge Science College University of Kolkata |
| 6.1 Plot No. / Survey No.                     | Plot No. 4 of 57 H.   |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.2 Door No.                                  | Kadam Bani Apartment, 1 <sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas<br>(as per the document provided to us and as per site survey)  |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.3 T. S. No. / Village                       | NA  |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.4 Ward / Taluka                             | ---   |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.5 Mandal / District                         | 24 Paraganas  |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.6 Postal address of the property            | Kadam Bani Apartment, 1 <sup>st</sup> Floor, Plot No. 4 of 57B (Now 57 H), Ballygunge Circular Road, District 24-Parganas   |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.7 Latitude, Longitude & Coordinates of flat | 22°31'43.9"N 88°21'39.2"E   |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |
| 6.8 Nearby Landmark                           | Near to Ballygunge Science College University of Kolkata  |                           |                     |              |  |                         |    |                   |     |                       |              |                                    |   |   |                           |                     |  |





|     |  |   |   |
|-----|--|---|---|
| 6.  | Details of approved Plans  |   |   |
|     | 7.1 Date of issue and validity of layout of approved map / plan  | Copy of approved plan provided by the bank/company is not legible. Therefore, date of issue and validity of layout of approved plan can not be known. |   |
|     | 7.2 Approved Map / Plan issuing authority  | Not Applicable since copy of approved plan provided to us is illegible.   |   |
|     | 7.3 Whether genuineness or authenticity of approved map / plan is verified   | No, not at our end. It is to be taken care by Bank's competent advocate.  |   |
|     | 7.4 Any other comments by our empanelled valuers on authenticity of approved plan  | No  |   |
| 7.  | City Categorization  | Metro City  | Urban Developed   |
|     | Type of Area   | Residential Area  |   |
| 8.  | Classification of the area   | Upper Middle Class (Good)   | Urban developing  |
|     |  | Within urban developing zone  |   |
| 9.  | Local Government Body Category<br>(Corporation limit / Village Panchayat / Municipality) - Type & Name   | Urban   | Municipal Corporation (Nagar Nigam)                         |
|     |  | Kolkata Municipal Corporation   |   |
| 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. | Boundaries schedule of the Property  |   |   |
|     | Are Boundaries matched   |   | Yes from the available documents only                       |
|     | Directions   | As per Documents  | Actually found at Site                                      |
|     | North  | Plot No. 5 being portion of 57B, Ballygunge Circular road   | Open to Sky/57/B, Residential house                         |
|     | South  | 30' wide road   | Open to sky/Internal bellygunge circular road               |
|     | East   | 12' wide common passage   | Open to Sky/Internal road                                   |
|     | West   | Premise No. 57/8, Bellygunge circular road  | Open to sky/578 Residential house                           |
|     |  |   |   |
| 12. | Dimensions of the site   |   |   |
|     | Directions   | As per Documents (A)  | Actually found at Site (B)                                  |
|     | North  | Not available in documents.   | Shape uneven, not measurable from sides since it is a flat. |
|     | South  | Not available in documents.   | Shape uneven, not measurable from sides since it is a flat. |
|     | East   | Not available in documents.   | Shape uneven, not measurable from sides since it is a flat. |





|                               |  |   |   |
|-------------------------------|--|---|---|
|                               | West   | Not available in documents.   | Shape uneven, not measurable from sides since it is a flat. |
| 13.                           | Extent of the site   | Total plinth area admeasuring 1,972.34 sq. ft. (183.237 sq.mt.)     | 1,882.519 Sq. ft.   |
| 14.                           | Extent of the site considered for valuation (least of 14 A & 14 B) | Length=15.439 ft., Width=11.328 ft.<br>Total Area=1,882.519 Sq. ft. |   |
| 15.                           | Property presently occupied/ possessed by                          | Owner   |   |
|                               | If occupied by tenant, since how long?                             | No information provided   |   |
|                               | Rent received per month  | No information provided   |   |
| <b>II. APARTMENT BUILDING</b> |  |   |   |
| 1.                            | Nature of the Apartment  | Ordinary Apartment (3 BHK flat)                                     |   |
| 2.                            | Location   |   |   |
|                               | T. S. No.  | ---   |   |
|                               | Block No.  | ---   |   |
|                               | Ward No.   | ---   |   |
|                               | Door No.   | 57 H  |   |
|                               | Village/ Municipality / Corporation                                | Kolkata Municipal Corporation                                       |   |
|                               | Street or Road   | Ballygunge circular road  |   |
| 3.                            | Description of the locality Residential / Commercial / Mixed       | Residential Area  |   |
| 4.                            | Year of Construction   | 1982  |   |
| 5.                            | Number of Floors   | G+2 Floors  |   |
| 6.                            | Type of Structure  | RCC framed pillar, beam, column structure on RCC slab               |   |
| 7.                            | Number of Dwelling units in the building                           | Three numbers of dwelling units (CU). 1 DU on each floor.           |   |
| 3                             | Class/ Category of Group Housing Society/ Township/ Apartments     | Normal Middle class Housing Project                                 |   |
| 4                             | Quality of Construction  | Class B construction (Good)   |   |
| 5                             | Appearance of the Building   | <b>Internal</b><br>Good   | <b>External</b><br>Good                                     |
| 6                             | Maintenance of the Building  | <b>Internal</b><br>Average  | <b>External</b><br>Average                                  |
| 7                             | Facilities Available   |   |   |
|                               | 11.1 Lift  | No  |   |
|                               | 11.2 Protected Water Supply  | Yes   |   |
|                               | 11.3 Underground Sewerage  | Yes   |   |
|                               | 11.4 Car Parking - Open/ Covered                                   | Open  |   |
|                               | 11.5 Is Compound wall existing?                                    | Yes   |   |
|                               | 11.6 Is pavement laid around the Building                          | Yes   |   |





|             |   |   |
|-------------|---|---|
|             | 11.7 Other facilities   | <input type="checkbox"/> Club, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Kids Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Park, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Power Backup, <input type="checkbox"/> Security |
| <b>III.</b> | <b>FLAT</b>   |   |
| 1.          | Type of layout of flat  | 3 BHK + 3 Toilet + Kitchen with attached balcony, Hall cum dining, 1 store room and staircase.  |
| 2.          | The floor on which the flat is situated                                     | 2 <sup>nd</sup> Floor   |
| 3.          | Door No. of the flat  | 57 H  |
| 4.          | Specifications of the flat  |   |
|             | Roof  | RCC   |
|             | Flooring  | Vitrified tiles, Wooden   |
|             | Doors   | Wooden doors  |
|             | Windows   | Glass windows on composite frames   |
|             | Fittings  | Internal/ Normal quality fittings used  |
|             | Finishing   | Average   |
| 5.          | House Tax   | Unpaid  |
|             | Assessment No.  | Assessee No: 110690805169   |
|             | Tax paid in the name of   | No information  |
|             | Tax amount  | Rs. 29,415/-  |
| 6.          | Electricity Service Connection No.  | Electricity bill provided by the company is illegible.  |
|             | Meter Card is in the name of  | Electricity bill provided by the company is illegible   |
| 7.          | How is the maintenance of the flat?   | Average   |
| 8.          | Sale Deed executed in the name of   | M/s Tractor India Limited   |
| 9.          | What is the undivided area of land as per Sale Deed?                        | This is a flat valuation and land portion is not considered separately. However the undivided area of land as per sale deed is 3/7 <sup>th</sup> share of total land area.  |
| 10.         | What is the plinth area of the flat?  | 183.237 Sq. mtr. (1,971.63 Sq. ft.)   |
| 11.         | What is the floor space index (app.)  | No Information Provided   |
| 12.         | What is the Carpet Area of the flat?  | 1,971.63 sq.ft (Carpet Area) as per Indenture of Conveyance   |
| 13.         | Is it Posh/ Medium/ Ordinary?   | Middle Class (Ordinary)   |
| 14.         | Flat used for   | Residential Purpose   |
| 15.         | Is it Owner-occupied or let out?  | Presently occupied by Owner   |
| 16.         | If rented, what is the monthly rent?  | No information Provided   |
| <b>IV.</b>  | <b>MARKETABILITY</b>  |   |
| 1.          | How is the marketability?   | Good  |
| 2.          | What are the factors favoring for an extra Potential Value?                 | Good demand of such properties in the market  |
| 3.          | Any negative factors are observed which affect the market value in general? | No  |



| V. RATE                                       |  |
|---|--|
| 1.  | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?<br>- (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas) |
| 2.  | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).   |
| 3.  | Break - up for the rate  |
|   | 3.1 Building + Services  |
|   | 3.2 Land + Others  |
| 4.  | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   |
| VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION |  |
| 1.  | Depreciated building rate  |
|   | Replacement cost of flat with Services {V (3)i}  |
|   | Age of the building  |
|   | Life of the building estimated   |
|   | Depreciation percentage assuming the salvage value as 10%  |
|   | Depreciated Ratio of the building  |
| 2.  | Total composite rate arrived for valuation   |
|   | Depreciated building rate VI (a)   |
|   | Rate for Land & other V (3) ii   |
|   | Total Composite Rate   |



| VII. DETAILS OF VALUATION |  |   |   |                        |
|---------------------------|--|---|---|------------------------|
| S.No.                     | Particulars  | Specifications/ Qty.  | Rate per unit (Rs.)   | Estimated Value* (Rs.) |
| 1.                        | Present value of the flat (incl. car parking, if provided) | 3 BHK+3 Toilet+ Kitchen with attached balcony, Hall cum dining, 1 store room and staircase. | Rs.10,000/- per sq. ft.(on super built-up area)   | Rs.1,88,25,190/-       |
| 2.                        | Wardrobes (fixed)  | Yes, ordinary quality wardrobe work   | Lump sum value has been considered for extra exclusive and superfine finish over and above ordinary finishing for additional aesthetic works in the property. | NA                     |
| 3.                        | Showcases (fixed)  | Yes, ordinary quality showcase work   |   |                        |
| 4.                        | Kitchen Arrangements                                       | Ordinary quality modular kitchen  |   |                        |
| 5.                        | Superfine Finish   | No, ordinary finishing work   |   |                        |
| 6.                        | Interior Decorations                                       | Ordinary use of interior decorations.   |   |                        |
| 7.                        | Electricity deposits/ electrical fittings, etc.,           | Yes   |   |                        |
| 8.                        | Extra collapsible gates / grill works etc.,                | No  |   |                        |
| 9.                        | Potential value, if any                                    | See note in next column   |   |                        |
| 10.                       | Others   | Not Applicable  |   |                        |
| 11.                       | <b>TOTAL</b>   | 3 BHK+3 Toilet+ Kitchen with attached balcony, Hall cum dining, 1 store room the staircase. | NA  | Rs.1,88,25,190/-       |





**\*NOTE:**

1. For more details & basis please refer to **Part B - 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 B – 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](http://www.rkassociates.org).





**PART C**

**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 July 2022   | 9 August 2022                | 9 August 2022            |
| ii.   | Client                                   | Bank of India, LCB, Kolkata  |                              |                          |
| iii.  | Intended User                            | Bank of India, LCB, Kolkata  |                              |                          |
| 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, 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 than as specified above.  |                              |                          |
| viii. | Manner in which the proper is identified | <input checked="" type="checkbox"/> Done from the name plate displayed on the property<br><input type="checkbox"/> Identified by the owner<br><input checked="" type="checkbox"/> Identified by the owner's representative<br><input type="checkbox"/> Enquired from local residents/ public<br><input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us<br><input type="checkbox"/> Identification of the property could not be done properly<br><input type="checkbox"/> Survey was not done |                              |                          |
| ix.   | Type of Survey conducted                 | Half Survey (Approximate sample random measurement verification from outside only & photographs)   |                              |                          |

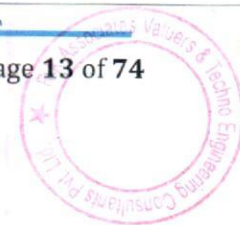




| 2.    |   | ASSESSMENT FACTORS  |   |   |  |
|-------|---|---|---|---|--|
| i.    | Nature of the Valuation   | Fixed Assets Valuation  |   |   |  |
| ii.   | Nature/ Category/ Type/ Classification of Asset under Valuation         | Nature  |   | Category  | Type                                       |
|       |   | BUILT-UP UNIT   |   | RESIDENTIAL   | RESIDENTIAL APARTMENT IN LOW RISE BUILDING |
|       |   | Classification  |   | Personal use asset  |  |
| iii.  | Type of Valuation (Basis of Valuation as per IVS)                       | Primary Basis   | Market Value & Govt. Guideline Value  |   |  |
|       |   | Secondary Basis   | On-going concern basis  |   |  |
| iv.   | Present market state of the Asset assumed (Premise of Value as per IVS) | Under Normal Marketable State   |   |   |  |
|       |   | Reason: Asset under free market transaction state   |   |   |  |
| v.    | Property Use factor   | Current/ Existing Use   | Highest & Best Use<br><br><i>(in consonance to surrounding use, zoning and statutory norms)</i> | Considered for Valuation purpose  |  |
|       |   | Residential   | Residential   | Residential   |  |
| vi.   | Legality Aspect Factor  | Assumed to be fine as per copy of the documents & information produced to us.<br><br>However, Legal aspects of the property of any nature are out-of-scope of the Valuation Services. |   |   |  |
| vii.  | Class/ Category of Group Housing Society/ Township/ Apartments          | Normal Middle class Housing Project   |   |   |  |
| viii. | Flat Physical Factors   | Shape   | Size  | Layout  |  |
|       |   | Irregular   | Medium  | 3 BHK+3 Toilet+ Kitchen with attached balcony, Hall cum dining, 1 store room, stair case. |  |
| ix.   | Property Location Category Factor                                       | City Categorization   | Locality Characteristics  | Property location characteristics   | Floor Level                                |
|       |   | Metro City  | Very Good   | Good location within locality   | 1 <sup>st</sup> Floor in G+2               |

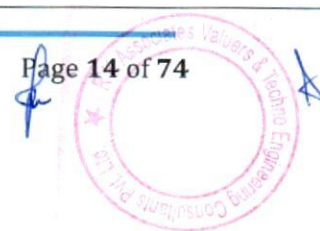


|       |  |  |                                  |  |  |
|-------|--|--|----------------------------------|--|--|
|       |  | Urban developed  | Normal                           | Not Applicable   | Structure                              |
|       |  |  | Within good urban developed area | Not Applicable   |  |
|       |  | Property Facing  |                                  |  |  |
|       |  | South Facing   |                                  |  |  |
| x.    | Physical Infrastructure availability factors of the locality   | Water Supply   | Sewerage/ sanitation system      | Electricity  | Road and Public Transport connectivity |
|       |  | Yes from municipal connection                                    | Underground                      | Yes  | Easily available                       |
|       |  | Availability of other public utilities nearby                    |                                  | Availability of communication facilities                                 |  |
|       |  | Transport, Market, Hospital etc. are available in close vicinity |                                  | Major Telecommunication Service Provider & ISP connections are available |  |
| 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.) | Medium Income Group  |                                  |  |  |
| xii.  | Neighbourhood amenities  | Good   |                                  |  |  |
| xiii. | Any New Development in surrounding area  | No new development   |                                  |  |  |
| xiv.  | Any specific advantage/ drawback in the property   | No specific advantage of the property                            |                                  |  |  |
| xv.   | Property overall usability/ utility Factor   | Normal   |                                  |  |  |
| xvi.  | Do property has any alternate use?   | No. The property can only be used for residential purpose.       |                                  |  |  |
| xvii. | Is property clearly  | Demarcated with permanent boundary                               |                                  |  |  |





|               | demarcated by permanent/ temporary boundary on site  |   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|---------------|--|---|---------------|-----------------------|---------------------|-----------------|--------------------------------|----------------|--|----------------------|---------------------|--|-----------------------|---|--|-----------|------------------|--|------------------------|--|--|-------------------------------------|--|----|-------|------------------|--|--------------|-----------------|
| xviii.        | Is the property merged or colluded with any other property   | No. The property doesn't seems to be merged or colluded with any other property.<br>Comments: NA  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| 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<br>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<br>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  | <table> <tr> <th rowspan="2">Built-up Unit</th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> <tr> <td>Market Approach</td><td>Market Comparable Sales Method</td></tr> </table>   | Built-up Unit | Approach of Valuation | Method of Valuation | Market Approach | Market Comparable Sales Method |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| Built-up Unit | Approach of Valuation  | Method of Valuation   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Market Approach  | Market Comparable Sales Method  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| xxiv.         | Type of Source of Information  | Level 3 Input (Tertiary)  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| xxv.          | <b>Market Comparable</b>   |   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| xxvi.         | 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) | <table> <tr> <td>1.</td><td>Name:</td><td>Mr. Ranjit Paswan</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91 7003546858</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>Approx. 1600 sq.ft. (Super Built Up area)</td></tr> <tr> <td></td><td>Location:</td><td>Similar Location</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs.1.7 Crore for flat with Super built up area admeasuring 1600 Sq. ft.</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>According to dealer, current rate applicable in that area amounts to approx. Rs.10,500 per sq.ft. which includes Lift and 1 car parking.</td></tr> <tr> <td>2.</td><td>Name:</td><td>Santosh Naruttom</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91 98319 17890</td></tr> </table> | 1.            | Name:                 | Mr. Ranjit Paswan   |                 | Contact No.:                   | +91 7003546858 |  | Nature of reference: | Property Consultant |  | Size of the Property: | Approx. 1600 sq.ft. (Super Built Up area) |  | Location: | Similar Location |  | Rates/ Price informed: | Around Rs.1.7 Crore for flat with Super built up area admeasuring 1600 Sq. ft. |  | Any other details/ Discussion held: | According to dealer, current rate applicable in that area amounts to approx. Rs.10,500 per sq.ft. which includes Lift and 1 car parking. | 2. | Name: | Santosh Naruttom |  | Contact No.: | +91 98319 17890 |
| 1.            | Name:  | Mr. Ranjit Paswan   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Contact No.:   | +91 7003546858  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Nature of reference:   | Property Consultant   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Size of the Property:  | Approx. 1600 sq.ft. (Super Built Up area)   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Location:  | Similar Location  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Rates/ Price informed:   | Around Rs.1.7 Crore for flat with Super built up area admeasuring 1600 Sq. ft.  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Any other details/ Discussion held:  | According to dealer, current rate applicable in that area amounts to approx. Rs.10,500 per sq.ft. which includes Lift and 1 car parking.  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
| 2.            | Name:  | Santosh Naruttom  |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |
|               | Contact No.:   | +91 98319 17890   |               |                       |                     |                 |                                |                |  |                      |                     |  |                       |   |  |           |                  |  |                        |  |  |                                     |  |    |       |                  |  |              |                 |





|         |   |   |                                     |   |
|---------|---|---|-------------------------------------|---|
|         |   |   | Nature of reference:                | Property Consultant   |
|         |   |   | Size of the Property:               | 1800.00 sq.ft. (Super Built Up Area)  |
|         |   |   | Location:                           | Similar Location approx. 150 m away from current site under valuation   |
|         |   |   | Rates/ Price informed:              | Around Rs. 9,500/- per sq. ft. on Super Built Up Area   |
|         |   |   | Any other details/ Discussion held: | According to dealer, current rate applicable in that area amounts to approx. Rs.9,500 per sq.ft. which includes Lift and 1 car parking. |
|         |   | 3.  | Name:                               | NA  |
|         |   |   | Contact No.:                        | NA  |
|         |   |   | Nature of reference:                | Choose an item.   |
|         |   |   | Size of the Property:               | NA  |
|         |   |   | Location:                           | NA  |
|         |   |   | Rates/ Price informed:              | NA  |
|         |   |   | Any other details/ Discussion held: | NA  |
| xxvii.  | NOTE: The given information above can be independently verified to know its authenticity.   |   |                                     |   |
| xxviii. | Adopted Rates Justification   | According to the discussion made with the local people and property dealers, Rs.9,500/- to Rs.10,500/- per sq.ft. on super built area is the prevailing rate for flat nearby the subject property and further depend on size, floor level and location of the property. |                                     |   |
|         | Comparable Weighted & Adjusted Rate of the subject Property (average of all comparable)   | Rs. 10,000/- per sq. ft. (super built-up area)  |                                     |   |
|         | 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. |   |                                     |   |
|         | Related postings for similar properties on sale are also annexed with the Report wherever available.  |   |                                     |   |
| xxix.   | Other Market Factors  |   |                                     |   |
|         | Current Market condition  | Normal  |                                     |   |
|         |   | Remarks: NA   |                                     |   |
|         |   | Adjustments (-/+): 0%   |                                     |   |
|         | Comment on Property Salability Outlook  | Easily sellable   |                                     |   |
|         |   | Adjustments (-/+): 0%   |                                     |   |
|         | Comment on  | Demand  |                                     | Supply  |

**CASE NO.: VIS (2022-23) PL205-153-304**

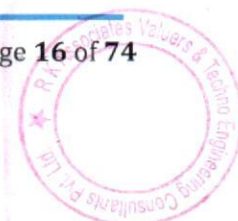
Valuation Terms of Service & Valuer's Important Remarks are available  
at [www.rkassociates.org](http://www.rkassociates.org)

Page 15 of 74





|         |   |  |     |
|---------|---|--|-----|
|         | Demand & Supply in the Market   | Good   | Low |
|         |   | Remarks: Good demand of such properties in the market  |     |
|         |   | Adjustments (-/+): 0%  |     |
| xxx.    | Any other special consideration   | Reason: NA   |     |
|         |   | Adjustments (-/+): 0%  |     |
| xxxi.   | Any other aspect which has relevance on the value or marketability of the property  | NA<br><br>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.<br><br>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. |     |
|         |   | Adjustments (-/+): 0%  |     |
| xxxii.  | Final adjusted & weighted Rates considered for the subject property   | Rs. 10,000/- per sq. ft. on (super built-up area)  |     |
| xxxiii. | 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.  |     |
| xxxiv.  | Basis of computation & working  |  |     |
|         | <ul style="list-style-type: none"><li>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.</li><li>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.</li><li>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</li></ul> |  |     |





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.

**xxxv. 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.

**xxxvi. SPECIAL ASSUMPTIONS**

No special assumption taken in valuation of this property.

**xxxvii. LIMITATIONS**

The property under valuation doesn't have lift and Power Backup.





| 3. VALUATION COMPUTATION OF BUILT-UP DWELLING UNIT |  |                       |  |  |
|--|--|-----------------------|--|--|
|  | Particulars  |                       | Govt. Circle/ Guideline Value  | Indicative & Estimated Prospective Fair Market Value                                     |
| a.   | Built-up Unit Value  | Rate range            | Rs.8,500/- per Sq. ft  | Rs.9,500/- to Rs.10,500/- per sq.ft.<br>On Super Built Up Area                           |
|  |  | Rate adopted          | Rs.8,500/- per Sq. ft.   | Rs.10,000/- per sq.ft. On Super Built Up Area  |
|  |  | Super Area            | 1,882.519 Sq. ft.  | 1,882.519 Sq. ft.  |
|  |  | Class of construction | Class B construction (Good)  | Class B construction (Good)  |
|  |  | Valuation Calculation | 1882.519 sq.ft X Rs.8,500/- per sq.ft  | 1882.519 sq.ft X Rs.10,000/- per sq.ft   |
|  |  | <b>Total Value</b>    | <b>Rs.1,60,01,411/-</b>  | <b>Rs.1,88,25,190/-</b>  |
| b.   | Depreciation percentage<br>(assuming salvage value % per year) |                       | NA<br>(Above replacement rate is calculated after deducting the prescribed depreciation) | NA<br>(Above replacement rate is calculated after deducting the prescribed depreciation) |
| c.   | Age Factor   |                       | Construction older than 50 years and above   | Construction older than 50 years and above   |
| d.   | Structure Type/ Condition                                      |                       | RCC framed pillar, beam, column structure on RCC slab/ Good                              | RCC framed pillar, beam, column structure on RCC slab/ Good                              |
| e.   | Super Built-up Unit Value (A)                                  |                       | <b>Rs.1,60,01,411/-</b>  | <b>Rs.1,88,25,190/-</b>  |





| 4. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY |   |                |                               |
|--|---|----------------|-------------------------------|
| Sr. No.  | Particulars   | Specifications | Depreciated Replacement Value |
| a.   | Add extra for Architectural aesthetic developments, improvements<br>(add lump sum cost)   | ----           | ----                          |
| b.   | Add extra for fittings & fixtures<br>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)   | ----           | ----                          |
| c.   | Add extra for services<br>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)   | ----           | ----                          |
| d.   | Add extra for internal & external development<br>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)  | ----           | ----                          |
| e.   | <b>Depreciated Replacement Value (B)</b>  | <b>NA</b>      | <b>NA</b>                     |
| f.   | <b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> <li>Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.</li> </ul> |                |                               |





| 5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET |  |   |  |
|---|--|---|--|
| Sr. No.   | Particulars  | Govt. Circle/ Guideline Value   | Indicative & Estimated Prospective Fair Market Value |
| 1.  | Super Built-up Unit Value (A)  | Rs. 43,71,570/-   | Rs.1,88,25,190/-                                     |
| 2.  | Additional Aesthetic Works Value (B)   | ----  | ---  |
| 3.  | Total Add (A+B)  | Rs. 43,71,570/-   | Rs.1,88,25,190/-                                     |
| 4.  | Additional Premium if any  | ----  | ----   |
|   | Details/ Justification   | ----  | ----   |
| 5.  | Deductions charged if any  | ----  | ----   |
|   | Details/ Justification   | ----  | ----   |
| 6.  | Total Indicative & Estimated Prospective Fair Market Value   | ----  | Rs.1,88,25,190/-                                     |
| 7.  | Rounded Off  | ----  | Rs.1,88,00,000/-                                     |
| 8.  | Indicative & Estimated Prospective Fair Market Value in words  | ----  | Rupees One Crore Eighty eight lakhs only             |
| 9.  | Expected Realizable Value (@ ~15% less)  | NA  | Rs.1,59,80,000/-                                     |
| 10.   | Expected Distress Sale Value (@ ~25% less)   | NA  | Rs.1,50,40,000/-                                     |
| 11.   | Expected Liquidation Value (@ ~25% less) – ongoing concern basis   | NA  | Rs.1,41,00,000/-                                     |
| 12.   | Percentage difference between Circle Rate and Fair Market Value  | ~58%  |  |
| 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  |   |  |
|   | a. We are independent of client/ company and do not have any direct/ indirect interest in the property.<br>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) |   |  |



Ltd. and its team of experts.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

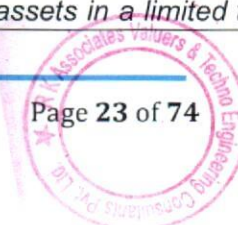
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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.

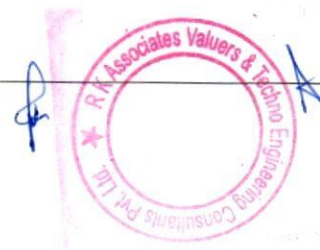
The **Price** is the amount paid for the procurement of the same asset.

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.

**Enclosures with the Report:**

- 16.
- Enclosure: I – Google Map Location
  - Enclosure: II - References on price trend of the similar related properties available on public domain
  - Enclosure: III – Photographs of the property
  - Enclosure: IV – Copy of Circle Guideline Rate
  - Enclosure V: Important Property Documents Exhibit
  - Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
  - Enclosure VII: Annexure: VII - Model code of conduct for valuers
  - Enclosure VII: Part D - Valuer's Important Remarks





### IMPORTANT NOTES

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

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



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

### IF REPORT IS USED FOR BANK/ FIs

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

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

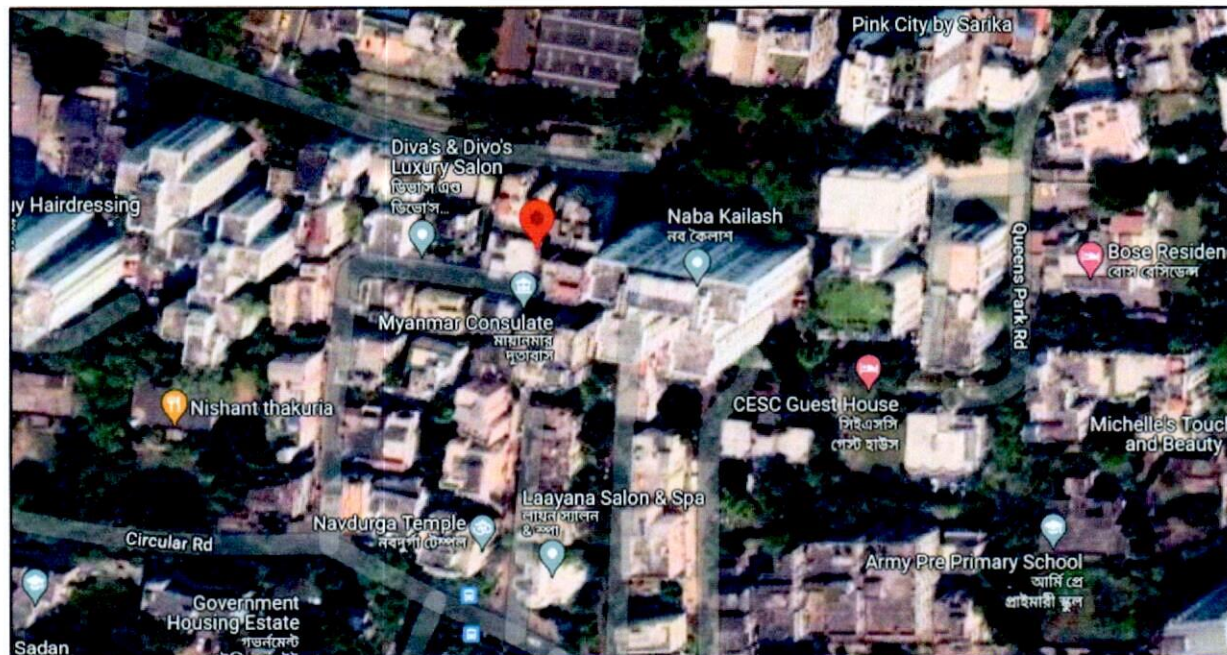
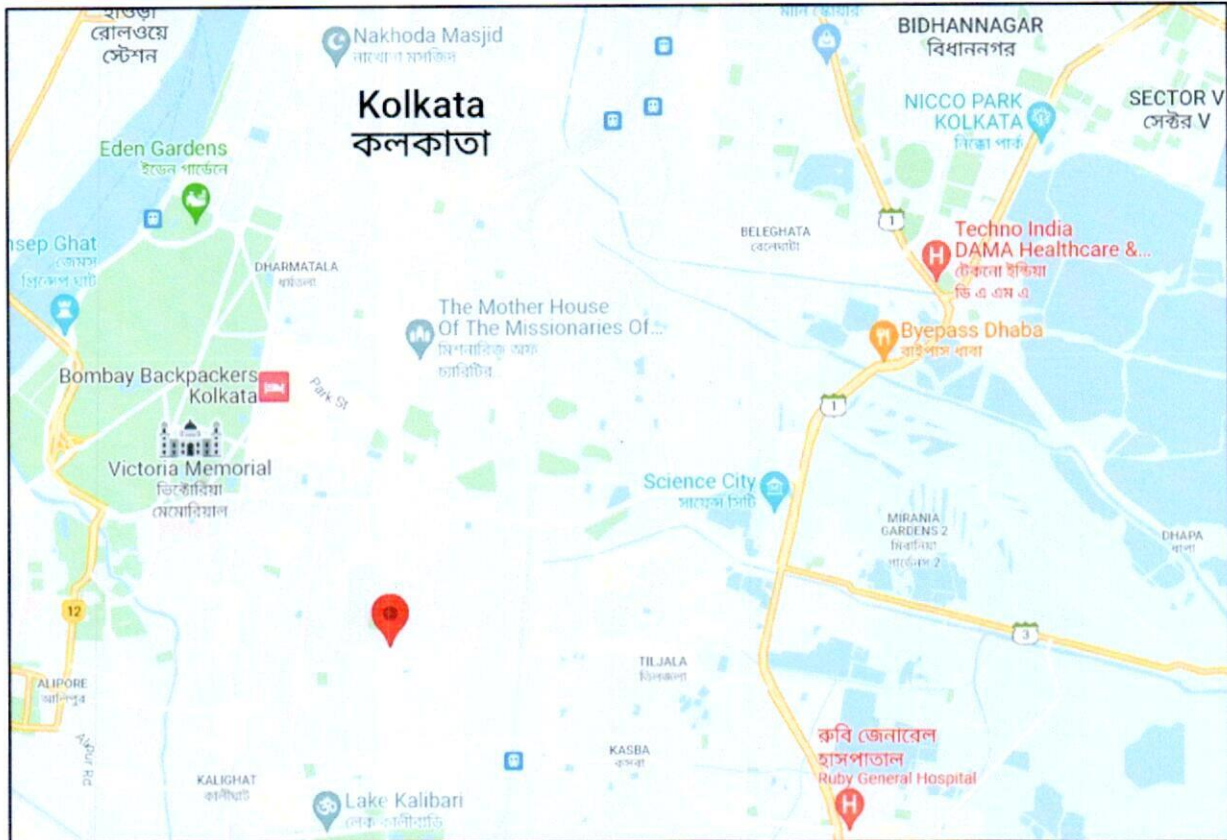
Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

| SURVEY ANALYST  | VALUATION ENGINEER  | L1/ L2 REVIEWER   |
|-----------------|---|---|
| Rajat Choudhary | Tejas Bharadwaj   | Adil Afaq   |
|                 |  |  |





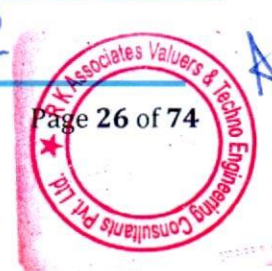
**ENCLOSURE: I – GOOGLE MAP LOCATION**



**CASE NO.: VIS (2022-23) PL205-153-304**


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

Page 26 of 74





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



13+

✓ VERIFIED ON SITE ONLY ON MAGICBRICKS

2 BHK Flat for Sale in Naba Kailash, Ballygunge, Kolkata

Naba Kailash

Posted: Aug 07, '22

Owner: Vishnu Webtech Pvt Ltd

East Facing Property

2 BHK, Multistorey Apartment For Sale in Ballygunge, Kolkata

CARPET AREA  
1300 sqft

STATUS  
Ready to Move


FLOOR  
1 out of 12

₹1.50 Cr  
₹10,359 per sqft

Contact Owner

Get Phone No.

Share Feedback



4+

3 BHK Flat for Sale in Ballygunge Place, Ballygunge, Kolkata

Posted: Yesterday

Agent: Sinthenia  
1500+ Buyers Served

3 BHK, Multistorey Apartment For Sale in Ballygunge, Kolkata

SUPER AREA  
1750 sqft

STATUS  
Ready to Move

FLOOR  
1 out of 5

₹1.92 Cr  
₹10,971 per sqft

Contact Agent

Get Phone No.

Share Feedback



Verified

4 BHK Flat in Ballygunge  
on request

50 Places nearby 1 Metro Station 1 Religious Place 1 Hospital

₹3.52 Cr 3,275sq.ft 4 BHK

Overlooking Park/Garden Overlooking Main Road Vitrified Floorin...

This 4 bkh flat is available for sale in on request, one of the most ...more


READY TO MOVE

2 people viewed this property today

Posted on 21st Jul, 2022 by HIRA Registered...  
Athwani Realtors

View Phone Number

Contact Dealer



Verified

2 BHK Flat in Ballygunge  
Nandanik apartment, Ballygunge kolkata

49 Places nearby 1 Shopping 1 Religious Place 2 ATMs

₹70 L 1,044sq.ft 2 BHK

Looking for an affordable apartment with best facilities? You are ...more

READY TO MOVE RESALE

2 people viewed this property today

Posted on 21st May, 2022 by Owner  
dilip kumar

View Phone Number

Contact Owner

CASE NO.: VIS (2022-23) PL205-153-304

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

Page 27 of 74





**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**







CASE NO.: VIS (2022-23) PL205-153-304

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

Page 29 of 74







CASE NO.: VIS (2022-23) PL205-153-304

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

Page 30 of 74









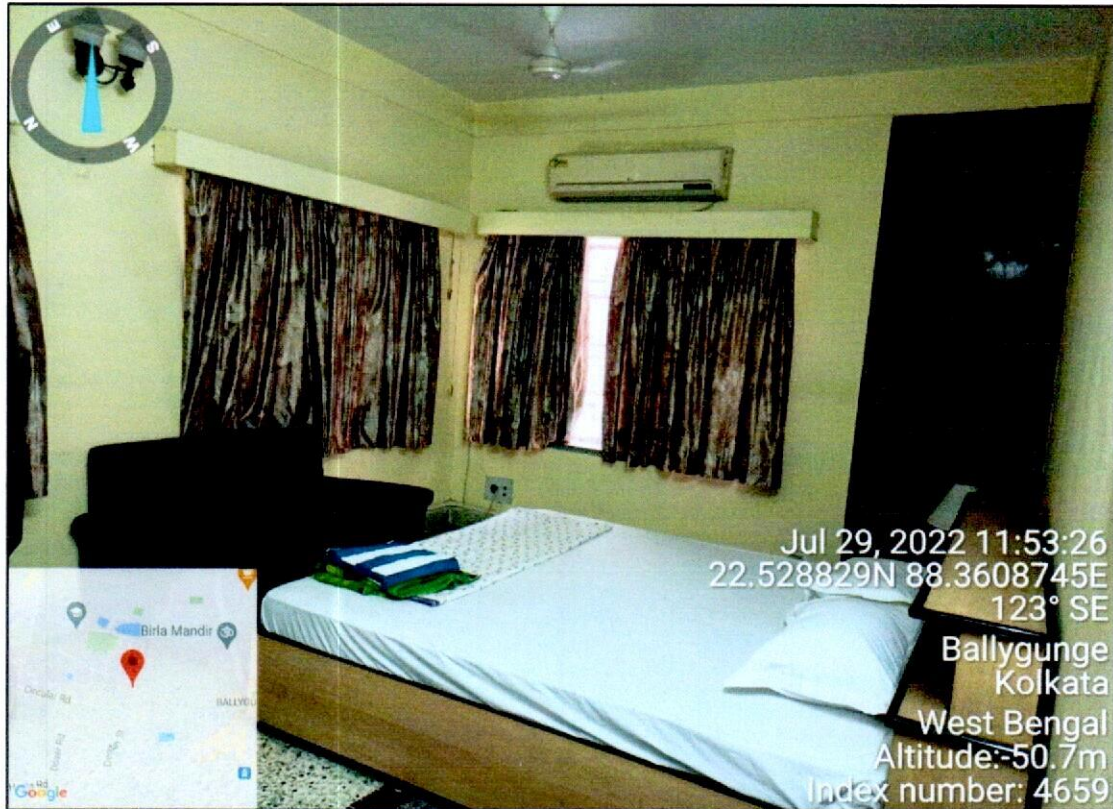


CASE NO.: VIS (2022-23) PL205-153-304

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







**CASE NO.: VIS (2022-23) PL205-153-304**

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

Page 33 of 74





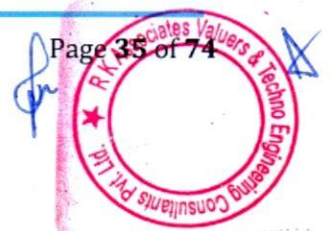




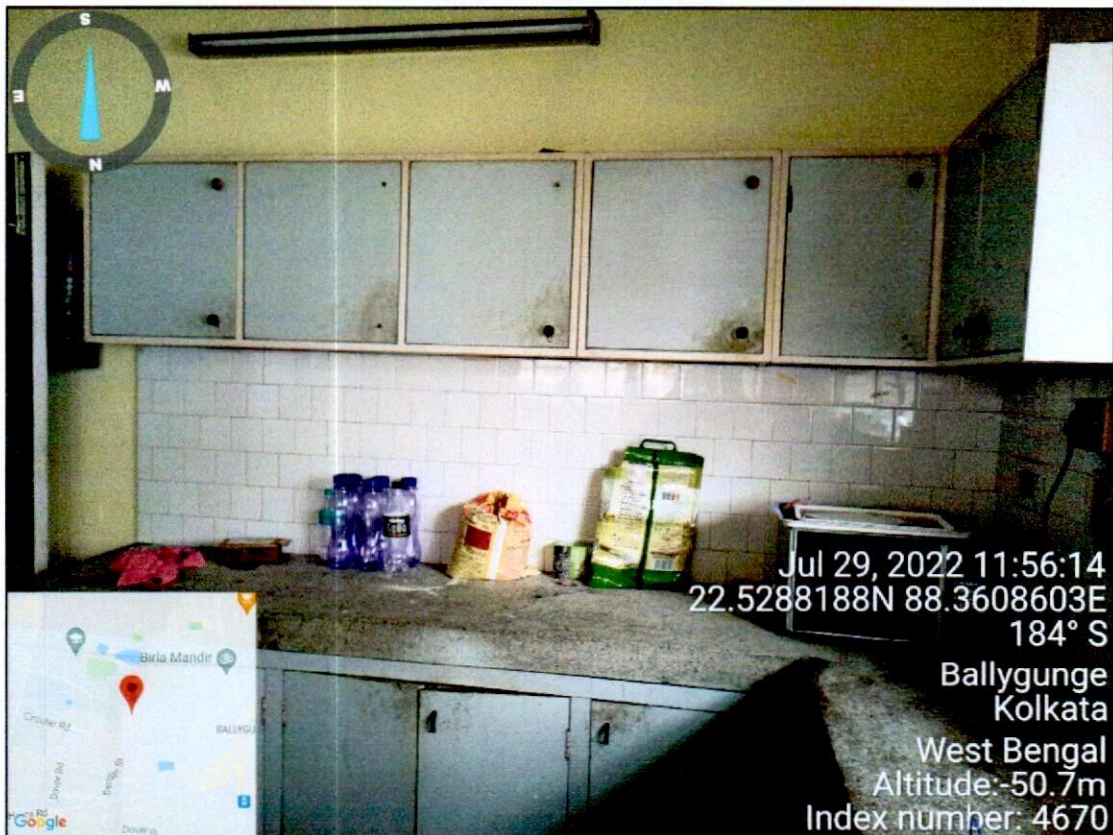


**CASE NO.: VIS (2022-23) PL205-153-304**

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







CASE NO.: VIS (2022-23) PL205-153-304

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

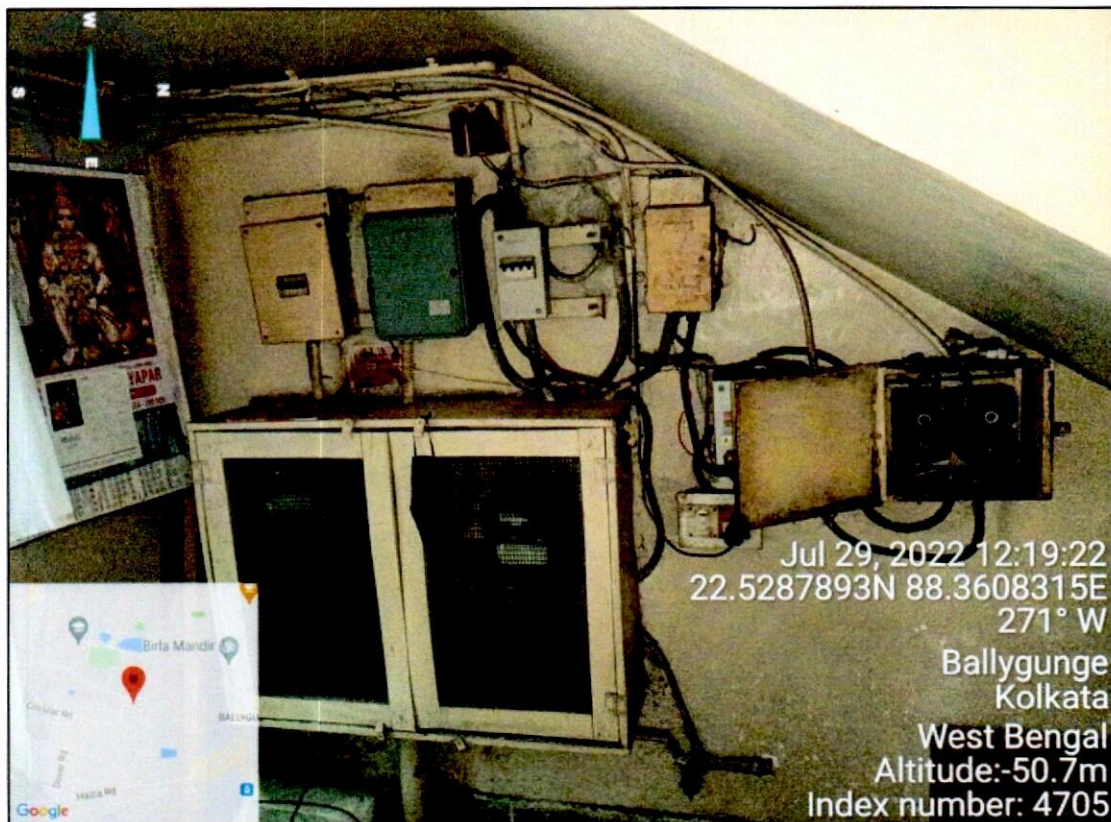
Page 36 of 74







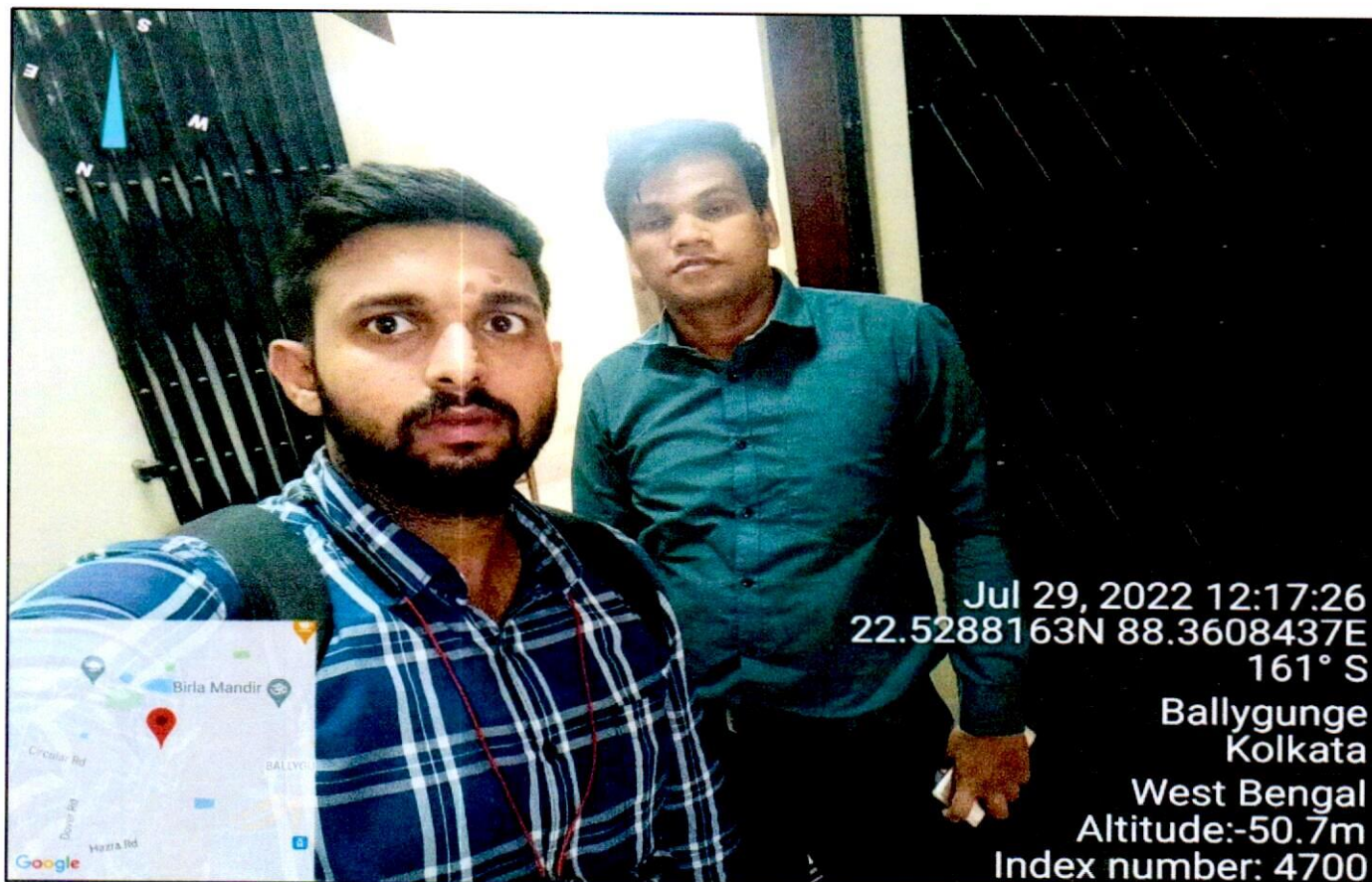














**ENCLOSURE: IV – COPY OF CIRCLE RATE**

https://wbregistration.gov.in/(S(dxjkc52oofcbofnctsw0zo))/MV/mv\_aprt.aspx 50% ☆

## Directorate of Registration and Stamp Revenue

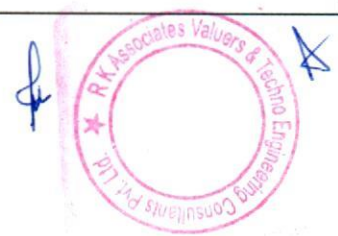
### Finance (Revenue) Department, Government of West Bengal

Rules, Acts & Notification • Stamp Duties & Fees • Grievance Redressal • Search With Us • Go

#### Market Value of Apartment

(\*) marked items are mandatory

|  |  |                                  |  |
|--|--|----------------------------------|--|
| District *   | South 24 Parganas  | Thana *                          | Ballygunge                                     |
| Local Body *   | Kolkata Municipal Corporation                                    | Mouza *                          | Not Available                                  |
| Road *   | Ballygunge Circular Road (SEALDAH (A.D.S.R.))                    | Road Zone *                      | 2 - Rany Park to Ashutosh Ch Avenue On Road    |
| Premises No.   | Premises No.   | Ward No.                         | Ward No.                                       |
| Jurisdiction of *  | A.D.S.R. SEALDAH   | Kolkata Municipal Corporation *  | KOLKATA MUNICIPAL CORPORATION                  |
| Plot No *  | LR 0 / 0   | Project Name *                   | Not Specified                                  |
| Apartment Type *   | Flat/Apartment<br>Mazdoor Floor<br>Covered Garage<br>Open Garage | Area in Sq. Feet                 | Covered Area<br>Super Built-up Area * 1882.519 |
| Use of Flat *  | Residential  | Floor Type *                     | Marble   |
| Flat located in which floor *  | 1  | Flat No.                         | Flat No.                                       |
| Age of the Flat (in year) *  | 40   | Litigated Property?              | No   |
| Is property on Road *  | Yes  | Width of Approach Road (in feet) | 0  |
| Encumbered By Tenant?  | No   | Is Tenant is a Purchaser?        | No   |
| Is building has more than two floors?  | No   |                                  |  |
| Other Amenities <input type="checkbox"/> Lift Facility <input type="checkbox"/> Roof Garden <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Club Facility <input type="checkbox"/> Gymnasium <input type="checkbox"/> Shopping Complex |  |                                  |  |
| Type the characters shown  | E9E2Z4   | By new characters                |  |
| Market Value: Rs 1,59,79,856/-   |  |                                  |  |





**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**DOCUMENT 1: NANI GOPAL RAY AND TRACTORS INDIA LIMITED AGREEMENT**

P

1989

6.75  
6.75  
4.00  
72.50  
77.50  
10.50  
88

THIS AGREEMENT is made this 14<sup>th</sup> day of September One thousand nine hundred and eighty-five BETWEEN NANI GOPAL RAY son of Late Barada Prasad Ray residing at 53C, Southern Avenue, Calcutta (hereinafter referred to as "the First Party" which expression shall include his heirs executors administrators legal representatives and assigns) of the One Part AND TRACTORS INDIA LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 1, Taratolla Road, Garden Reach, Calcutta (hereinafter referred to as "the Second Party" which expression shall include its successors and assigns) of the Other Part.

**WHEREAS :**

(1) The First Party was at all material times absolutely seized and possessed of or otherwise well and sufficiently



2.

sufficiently entitled to ALL THAT piece or parcel of revenue free land measuring 4 Cottahs 1 Chittack and 44 Square feet more or less being Plot No.4 of 52B Ballygunge Circular Road now known and numbered as 57H, Ballygunge Circular Road in the District of 24-Parganas (in estate Dighi Panahannagram, Division VI, Sub-Division I Khas Mahal Collectorate part of holding 32 Mouza Ballygunge), Sub-Registry Sealdah, District Registry Alipore, Thana Ballygunge within the municipal limit of the town of Calcutta (hereinafter referred to as "the said land" and more particularly described in the First Schedule hereunder written).

- (2) The First Party being desirous of making the best use of the said land within his means had a plan for the construction of a three storeyed residential building on the said land prepared and sanctioned by B. S. - No.98(III) dated 19th December 1979 by the City Architect Department of the Municipal Corporation of Calcutta - (hereinafter referred to as "the said plan" a true copy of which certified by the First Party has been made over to the Second Party),
- (3) The First Party had agreed to sell and the Second Party had agreed to purchase an undivided three-sevenths share in the said land for the purposes and in the manner hereinafter mentioned.
- (4) The First Party had agreed with the Second Party that the Second Party would cause two residential flats to

be





3.

be constructed at its own cost in the spaces shown with dimensions thereof as the Ground floor and the First floor respectively on the said plan reserving unto himself the First Party the right at his own cost to construct a residential flat in the space shown with dimensions thereof as the Second floor on the said plan and also the right in future to construct another floor on the roof of the Second floor subject to the sanction of the Municipal Corporation of Calcutta.

- N.R. (5) By a Deed of Conveyance dated Nineteenth day of September One thousand nine hundred and eighty-five (hereinafter referred to as "the said Deed of Conveyance") executed between the parties hereto but prior to these presents and lodged for registration at the office of the Registrar of Assurances, Calcutta against Receipt No. 1GR 345527 dated 19th/20th September, 1985 the First Party has sold to the Second Party the said undivided three-sevenths share in the said land (therein and hereinafter referred to as "the said undivided - share") for the consideration therein mentioned absolutely and free from all encumbrances whatsoever.
- N.R. (6) In the events that have happened the First Party is the absolute owner of the undivided four-sevenths share of the said land and the Second Party is the absolute owner of the undivided three-sevenths share of the said land.
- (7) Upon the treaty for sale it was agreed by and between the parties hereto that the Second Party would construct or cause to be constructed at its costs the said ground floor and the first floor of the said three-storeyed building according to the said Plan under the supervision of the First Party.

(8)





15.

rights in respect of the premises including the rights for the beneficial use occupation and enjoyment of the Second floor, the third floor to be constructed thereon and the roof thereof and the common parts shall remain and continue to remain vested in the First Party;

- (c) the First Party shall have the absolute discretion in himself to delegate all or any of his powers and authorities under this Agreement to any person or persons including the Second Party herein and to revoke such delegation at any time or times and to redelegate to other person or persons such other powers and authorities as the First Party shall think fit;
- (d) both the parties hereby agree assure and covenant with each other to do all deeds acts matters and things as may be necessary for the purpose of giving effect to this Agreement.

THE FIRST SCHEDULE above referred to,-

ALL THAT undivided three-sevenths share in the piece or parcel of revenue free land measuring 4 Cottahs 1 Chittack and 44 Square feet more or less being Plot No. 4 of 57B, Ballygunge Circular Road now known and numbered as 57H, Ballygunge Circular Road in the District of 24-Parganas (in estate Mhi Panchennagram Division VI Sub-Division I Khas Mahal Collectorate part of Holding No. 32 Mbuza Ballygunge), Sub-Registry Sealdah District Registry Office Alipore Thana Ballygunge within the municipal limit of the town of Calcutta and which the said piece or parcel of land is butted and bounded in the manner following that is to say :

On the North : By plot No. 5 being portion of 57B,  
Ballygunge Circular Road;



16.

On the South : By 30' wide road;  
On the East : By 12' wide common passage; and  
On the West : By premise No. 57/8, Ballybong  
Circular Road;

OR HOWSOEVER OTHERWISE the said land now are or at any time or times heretofore was butted, bounded, called, known, numbered, recorded, reputed, deemed, accepted, taken, known, enjoyed, held, used, possessed, described or distinguished.

THE SECOND SCHEDULE above referred to.-

ALL THE two floors being the Ground Floor and first floor each covering a plinth area of 133.837 square meters more or less forming part of the three-storeyed brick built messuage tenement and dwelling house constructed on the land measuring 4 Gattas 1 Chittack 44 square feet more particularly described in the First Schedule hereinabove written (an undivided three-sevenths share of which land belongs to the Second Party and the remaining undivided four-sevenths share thereof belongs to the First Party) TOGETHER WITH all fixtures and fittings installed in the said two floors and all appurtenances and appendages exclusively thereto belonging or used or enjoyed therewith.

THE THIRD SCHEDULE above referred to.-

ALL THE Second Floor and the roof thereof covering a plinth area of 133.237 square meters more or less forming part of the said three-storeyed brick built building messuage tenement dwelling house (including where the context so requires the third floor to be constructed on the roof of the Second floor and the roof thereof) constructed on the land measuring 4 Gattas 1 Chittack and 44 square feet more or less more particularly described in the First Schedule hereinabove written (an undivided four-



10.11.22  
13689  
19.9.86

DATED 19th September 1985.

NANI GOPAL RAY  
-And-  
TRACTORS INDIA LIMITED.

AGREEMENT.

18.9.86

THE REGISTRAR



**DOCUMENT 2: INDENTURE OF CONVEYANCE**

भारतीय गैर न्यायिक  
दस  
रुपये  
रु. 10  
TEN  
RUPEES  
Rs. 10  
INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 1885 2/4/14  
70AA 916815

Serial No. 3270 dt. 2/4/14  
Vol. No. 1 Pages to 1-17  
Part No. 5285 Year 2005

Copying Fee Ordinary 128.00  
Copying Fee Urgent  
Trading Charge for Map or Plan  
Xeroxing Charges

Value of Copy 4.00  
Value of Map 20.00  
Cost of Xeroxing 128.00  
Total Cost of Copy 152.00

Copy Prepared and  
Sealed and Delivered to M. L. L. L.  
As per Order No.

Record Keeper  
Registrar of Assurances  
Kolkata

Additional Registrar of  
Assurances-I, Kolkata  
2/4/14

CASE NO.: VIS (2022-23) PL205-153-304

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

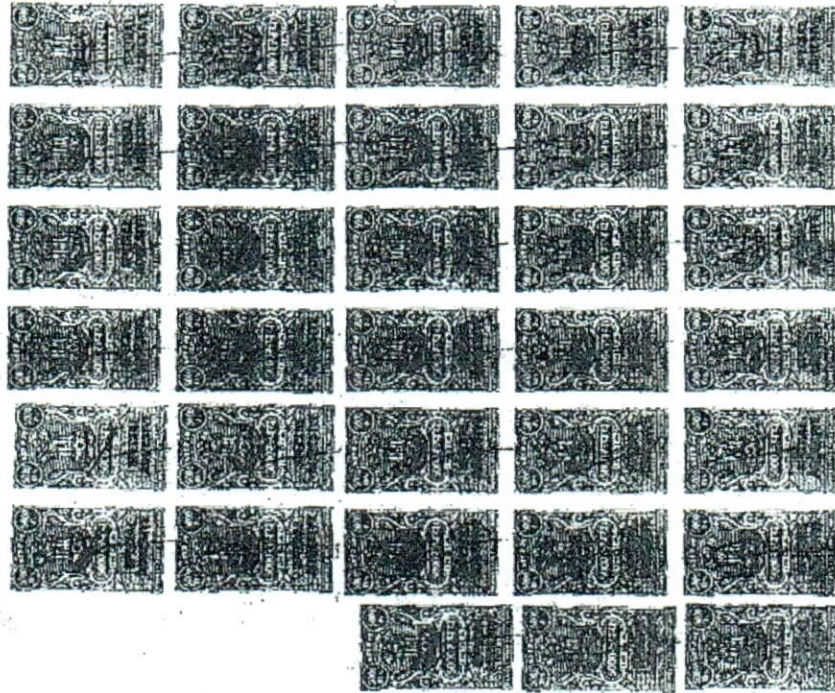
Page 48 of 74





Page 49 of 74





2

STAMPED  
12/3/04

700024 represented by **MR. DEBASHIS NAG**, Company Secretary  
of the said Company within the Municipal limits of the town of  
Kolkata in the District of 24-Parganas (South), hereinafter called  
the "**VENDOR**" (which expression shall include each of its Directors  
and their respective assigns) of the **ONE PART AND (1) SMT.**  
**VEENA JHA** wife of Sri Suresh Jha by occupation Housewife



3

(2) **MR. SURESH JHA**, son of Late Rashkant Jha by occupation Service both at present residing at Ground Floor Flat of Premises No.5711, Ballygunge Circular Road, Kolkata - 700 019 within the Municipal Limits of the Town of Kolkata in the District of 24 Parganas (South) hereinafter jointly called as **"PURCHASERS"** (which expression shall include each of their respective heirs, executors, legal representatives and assigns) of the **OTHER PART** :

**WHEREAS** by a Deed of Conveyance dated 31<sup>st</sup> July, One Thousand Nine Hundred and Sixty Eight made between M/s Bajoria Properties (P) Ltd., therein described as Vendor of the ONE PART and SHRI NANI GOPAL RAY son of Late Baroda Prasad Ray, residing at 53C, Southern Avenue, Calcutta therein described as Purchaser of the OTHER PART, the said M/s. Bajoria Properties (P) Ltd. for terms, conditions and considerations therein mentioned, sold, conveyed, transferred absolutely and for ever all that piece or parcel of revenue free land measuring an area of 4 Cotrahs 1 Chittack and 4 square feet being plot no.4 of 57B, Ballygunge Circular Road, now known and numbered as 5711, Ballygunge Circular Road, within the Municipal Limits of the town of Kolkata in the District of 24-Parganas (South) Sub-Registry, Sealdah, District Registry Alipore P.S. Ballygunge fully described in Schedule "A" here under written and herein after referred to as the said land, free from all encumbrances.





10

- d) The Vendor shall and will at all times hereafter at the request and cost of the purchasers produce the title deed and other document in respect of said Ground Floor flat evidencing the title to the said land and also furnish to the purchasers copies of or an extract from the said deeds and instruments as shall or will be required and in the meantime keep the same unobliterated, safe and protected against fire or other irresistible forces.

**III. THE PURCHASERS HEREBY CONVENANT WITH THE VENDOR as follows:**

For the purpose of protecting the undivided right title and interest/in the said premises and for the beneficial use and enjoyment of the said Ground Floor flat, the purchasers shall enter into a tripartite Agreement with the vendor and Smt. Anima Ray the owner of the second floor and roof top of the premises and exclusive possession and use of the back space for parking a car and the said agreement shall be completed under the initiative of the vendor.

**SCHEDULE "A" ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of revenue free land measuring about 4 Cottahs, 1 Chittack and 44 Sq.ft. more or less being plot no.4 of 57B, Ballygunge.



11

Circular Road, now known and numbered as 57H, Ballygunge Circular Road, within the Municipal Limits of the town of Kolkata in the District of 24 Parganas (South) (in estate Dihi Panchanangram Division 6, Sub-Division L Khas Mahal Collectorate, part of holding No.32, Mouza Ballygunge) Sub-Registry Sealdah, District Registry Alipore, P.S. Ballygunge, within the Municipal Limits of the town of Kolkata in the District of 24 Parganas (South) butted and bounded in the manner following :

**ON THE NORTH BY** : Plot no.5 being portion of 57B, Ballygunge Circular Road, Kolkata - 700 019.  
**ON THE SOUTH BY** : 30 feet wide road.  
**ON THE EAST BY** : 12 feet wide common passage.  
**ON THE WEST BY** : Premises no.57B, Ballygunge Circular Road, Kolkata - 700 019.

**SCHEDULE "B" ABOVE REFERRED TO**

**ALL THAT** two flats having a carpet area of 1971.63 Sq.ft. (183.237 meter x 10.76) each situate in the Ground Floor and First Floor of premises No. 57H, Ballygunge Circular Road, within Municipal Limits of the town of Kolkata P.S. Ballygunge in the District of 24 Parganas (South) registered in Book No.I, Volume No.288, Pages 258 to 271 being No.13447 for the year 1985 with the Registrar of Assurances Calcutta together with all easement rights, free egress and ingress from the common passage.



12

advantages, appendages, ancients, lights, rights, liberties, privileges, undivided common areas and facilities and all rights of ownership and possession, butted and bounded in the manner following:

**ON THE NORTH BY** : Plot no.5 being portion of 57B, Ballygunge Circular Road, Kolkata - 700 019.

**ON THE SOUTH BY** : 30 feet wide road.

**ON THE EAST BY** : 12 feet wide common passage .

**ON THE WEST BY** : Premises no.57B, Ballygunge Circular Road, Kolkata - 700 019.

**SCHEDULE "C" ABOVE REFERRED TO**

**ALL THAT** the entire Ground Floor Flat at premises No.57B, Ballygunge Circular Road, Kolkata 700 019 measuring an area of 1971.63 square feet together with common passage for free egress and ingress to and from the common passage together with all advantages, appendages, ancients, lights, rights, privileges, undivided common areas and facilities and all rights of ownership and possession together with 3/14<sup>th</sup> share of land upon which the said building stands and the same is butted and bounded as follows:

**ON THE NORTH BY** : Plot no.5 being portion of 57B, Ballygunge Circular Road, Kolkata - 700 019.



13

**ON THE SOUTH BY** : 30 feet wide road.

**ON THE EAST BY** : 12 feet wide common passage.

**ON THE WEST BY** : Premises no.57B, Ballygunge Circular  
Road, Kolkata - 700 019.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed  
their respective signatures in good health and mind on the day,  
month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the **VENDOR** at Calcutta in  
the presence of :

1. *Ramend Kr. Gupta*  
(7-196 Sec. 2)  
Smt (AKA) Kol. 91
2. *Saty Ranjan Raha*  
17/21/7 Hindu Arya Estate  
75-B Ballygunge Rd  
Kolkata - 700019

**TIL LIMITED**  
*Debashis NAG*  
(DEBASHIS NAG)  
COMPANY SECRETARY



**SIGNED, SEALED AND DELIVERED**

by the **PURCHASERS** at Calcutta  
in the presence of :

1. *Ramend Kr. Gupta*
2. *Saty Ranjan Raha*

*Veena*

*Sundar Das*

*Drafted by*  
*A. K. Das*  
*A. K. Das, H. P. Das*  
*Calcutta*





14

**RECEIVED** of and from the within named  
Purchaser the within mentioned sum of Rs.  
Rs.31,50,000/- (Rupees thirty one Lakhs  
Fifty Thousand) only being the full  
consideration money as per memo below :-

Rs. 31,50,000.00

**MEMO OF CONSIDERATION**

|  |                         |
|--|-------------------------|
| (i) Cheque no 905003 dt 31.3.03<br>Drawn on The Hongkong and<br>Shanghai Banking Corp Ltd.<br>Hk | Rs. 1,00,000.00         |
| (ii) DD no 003933 dt 5.4.03<br>Standard Chartered Bank Hk  | Rs. 1,00,000.00         |
| (iii) DD no 004171 dt 19.4.03<br>State Chartered Bank Hk   | Rs. 6,20,000.00         |
| (iv) DD no 42217 dt 24.4.03<br>Punjab National Bank Hk   | Rs. 2,30,000.00         |
| <b>Total</b>   | <b>Rs. 31,50,000.00</b> |

**WITNESSES :**

1. *Ramesh Kr Gupta*
2. *Satish Rajan Rake*

**TIL LIMITED**  
*Debashis Nag*  
(DEBASHIS NAG)  
COMPANY SECRETARY



**VENDOR**





1-17  
05335  
2025

DATED THIS 16th DAY OF March 2004

BETWEEN

TIL LIMITED formerly M/S TRACTORS INDIA LTD.

VENDOR

AND

SMT. VEENA JHA & ANR.

PURCHASERS

14/7/05

DEED OF CONVEYANCE

14/7/05

Certified to be a true Copy

G.N. GHOSH  
Advocate  
7, Old Post Office Street  
1st Floor, Room No. 17  
Kolkata - 700 001.

CHECKED BY

Additional Registrar of  
Assurances-I, Kolkata

2/4/14



**DOCUMENT 3: TRIPARTITE AGREEMENT B/W SMT. ANIMA RAY & BASAB PRASAD RAY  
TIL LIMITED AND SURESH JHA AND VEENA JHA**

OC 866 30

NO. 703

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50

FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

50 030354

Additional Registrar of  
Kolkata

19.4.06

THIS TRIPARTITE AGREEMENT is made at Kolkata this 30 day of January two thousand and six BETWEEN SMT. ANIMA RAY wife of late Nani Gopal Ray and BASAB PRASAD RAY son of the said late Nani Gopal Ray, both residing at 5711, Dallygunge Circular Road, Kolkata 700 019 (hereinafter called "the First Party" which expression shall mean and include their and each of their

300250  
312250



Doc.  
2-11  
2006

2006  
2006-06

Nani Gopal  
2006 3/10  
57/111  
8 Ral Kal 15  
company 3000  
2006 1 To 2006

G.T.O  
Swalher  
Di 8/2006

06

respective heirs, executors, administrators, legal representatives and assigns) of the First Part, TIL LIMITED (formerly known as Tractors India Limited) a company incorporated under the Companies Act, 1956 and having its registered office at 1, Tarnalala Road, Kolkata 700 024 (hereinafter called "the Second Party" which expression shall include its successors and assigns) of the Second Part and SURESH JHA son of late Raskant Jha and SMT. VEENA JHA wife of the said Suresh Jha both residing at 57H, Ballygunge Circular Road, Kolkata 700 019 (hereinafter called "the Third Party" which expression shall include the said Suresh Jha and Smt. Veena Jha and their respective heirs, executors, administrators, legal representatives and assigns) of the Third Part.

**WHEREAS**

- (1) These Presents are SUPPLEMENTAL TO the Agreement dated 19<sup>th</sup> day of September, 1985 (hereinafter called "the Principal Agreement") made between the said Nani Gopal Ray (late husband of Sm. Anima Ray of the First Party) of the One Part and the Second Party of the Other Part and registered at the registration office of Kolkata in Book No. I Volume No. 305 Pages 101 to 122 Being No. 13609 for the year 1985 whereby the parties thereto specified the mutual rights and obligations and other terms and conditions relating to the common beneficial use, occupation and enjoyment of the respective floors to be owned and held by them upon construction of the threestoried building comprised in the said premises.
- (2) On or about 5<sup>th</sup> day of March 1995 the said Nani Gopal Ray died testate leaving a Will dated 3<sup>rd</sup> day of June 1982 whereby he bequeathed amongst other things the said premises to his wife and son the First Party herein absolutely and for ever.





o late Aske

10 Bernal  
52 H Bally  
Kot-9

Lawalung

ADW  
1-29-Mar  
1 cal, 700

(3)

The Executrix to the said Will obtained a Probate thereof dated 4th day of January, 1999 granted by the Hon'ble High Court at Calcutta as a result and by virtue thereof the First Parties became and are the absolute owner of the Second floor and 4/7<sup>th</sup> part of share in the land of the other common properties comprised in the said premises.

By a Deed of Conveyance dated the 16<sup>th</sup> day of March, 2004 made between the Second Party (therein described as the Vendor) of the One Part and the Third Party (therein described as the Purchasers) of the Other Part and lodged for registration at the Kolkata registration office in Book No.1 Volume No.1 pages 1 to 17 being No.05335 for the year 2005 whereby the Second Party has sold and transferred to the Third Party the ground floor flat of the said premises together with 3/14<sup>th</sup> part of share in the land and other common properties comprised in the said premises at the consideration therein mentioned absolutely and for ever free from all encumbrances whatsoever subject however to the said Agreement dated 19<sup>th</sup> day of September, 1985.

(4)

Now that the Third Party has become the owner of the Ground floor flat of the said premises with undivided 3/14<sup>th</sup> share or part of the land and other common properties therein the Parties hereto have agreed to modify the Principal Agreement to the extent and in manner hereinafter appearing





growing from the nooks and corners, cleaning of overhead water tanks underground reservoirs and the underground pits.

- (f) The parties hereto agree that for the proper maintenance of the said premises, they will get the outside wall thereof and the inside wall of the staircase painted and that the sweeper engaged for maintaining the cleanliness of the staircase and such parts of the house will be paid a Puja Bonus of one month's salary. The cost of the painting and the Puja Bonus will be shared proportionately by the parties hereto.

THE FIRST SCHEDULE above referred to :-

ALL THAT undivided three-sevenths share in the piece or parcel of vacant free land measuring 4 Cottahs 1 Chittack and 44 Square feet more or less being Plot No.4 of 5711, Ballygunge Circular Road now known and numbered as 5711, Ballygunge Circular Road in the District of 24 Parganas (in estate Dibi Panchannagram Division VI Sub-Division I. Khas Mahal Collectorate part of Holding No.32 Mouza Ballygunge ), Sub-Registry Sealdah District Registry Office Alipore Thana Ballygunge within the municipal limit of the town of Calcutta and which the said piece or parcel of land is butted and bounded in the manner following that is to say :

|                |  |
|----------------|--|
| On the North : | By Plot No.5 being portion of 57B,<br>Ballygunge Circular Road ; |
| On the South : | By 30' wide road ;   |
| On the East :  | By 12' wide common passage; and                                  |
| On the West :  | By premises No.57B, Ballygunge<br>Circular Road ;                |

OR HOWSOEVER OTHERWISE the said land now are or at any time or times heretofore was butted, bounded, called, known, numbered, recorded, reputed, deemed, accepted, taken, known, enjoyed, held, used, possessed, described or distinguished



THE SECOND SCHEDULE above referred to :-

ALL THOSE Second Floor and the Roof thereof covering a plinth area of 183.237 square meters more or less forming part of the said three-storied brick built building messuage tenement dwelling house (including where the context admits or requires the third floor to be constructed on the roof of the Second Floor and the Roof thereof) constructed on the land measuring 4 Cottahs 1 Chittack and 44 Square Feet more or less more particularly described in the First Schedule hereinabove written (an undivided four-sevenths share of which land belongs to the First Party and the remaining undivided three-sevenths share whereof belongs to the second Party) TOGETHER WITH all fixtures and fittings installed in the said Second Floor and all appurtenances and appendages thereunto belonging or used or enjoyed therewith.

THE THIRD SCHEDULE above referred to :-

ALL THAT First Floor covering a plinth area of 183.237 square meters more or less forming part of the three-storied brick-built messuage tenement and dwelling house constructed on the land measuring 4 Cottahs 1 Chittack 44 Square feet more particularly described in the First schedule hereinabove written (an undivided three-fourteenth share of the land belongs to the Second Party) TOGETHER WITH ALL fixtures and fittings installed in the said First Floor and all appurtenances and appendages exclusively thereunto belonging or used or enjoyed therewith.

THE FOURTH SCHEDULE above referred to :-

ALL THAT Ground Floor covering a plinth area of 183.237 square meters more or less forming part of the three-storied brick-built messuage tenement and dwelling house constructed on the land measuring 4 Cottahs 1 Chittack 44 Square feet more particularly described in the First schedule hereinabove written (an undivided three-



fourteenth share of the land belongs to the Second Party) TOGETHER WITH ALL fixtures and fittings installed in the said Ground Floor and all appurtenances and appendages exclusively thereto belonging or used or enjoyed therewith.

IN WITNESS whereof the parties hereto have executed these presents the day and year first above written.

SIGNED and DELIVERED by the  
abovenamed SMT ANIMA RAY  
and DASAD PRASAD RAY  
in the presence of:

Anima Ray  
Dasad Prasad Ray

Madhusudan  
9, P. G. M. S. ROAD  
KOLKATA-700095

Debasina Ray  
57 H. B. C. Road  
Kolkata - 700019

SIGNED and DELIVERED for  
and on behalf of the abovenamed  
TIL LIMITED by DEBASIS NAO  
its General Manager in the presence of:

Handwritten (Haradhar Paul)  
1, Taramita Rd.  
Kolkata-700014

Handwritten (A.K. De)  
1, Taramita Road  
Kolkata-700014

SIGNED and DELIVERED by the  
abovenamed SURESH JHA and  
VIRENA JHA in the presence of:

Handwritten (Suresh Jha)  
Handwritten (Virena Jha)

T. K. Roychowdhury  
29 Kalay Chandra Road -  
Kolkata - 700001

Nirmit Chandra Roy.  
Advocate.  
29. H. S. Road  
Kolkata 700001

Drafted by me  
Handwritten (A.M. RAAT)  
Handwritten (Advocate)  
Handwritten (Kolkata)



5(1) NO. 70382

DATED 30th January 2006

- BETWEEN -

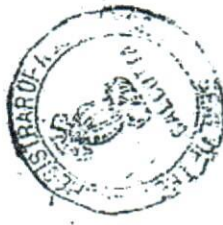
SMT. ANIMA RAY,  
BASAB PRASAD RAY

THE LTD.


- AND -

SURESH JHA AND VEENA  
JHA

RECEIVED IN  
PAGE NO. 15-20  
DATE 14/8/06



TRIPARTITE AGREEMENT



14/8/06

14/8/06

Mr. Dignam & Co.,  
29, Netaji Subhas Road,  
Kolkata 700 001.



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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 9/8/2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Rajat Chaudhary have personally inspected the property on 29/7/2022 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k Further, I hereby provide the following information.

| S. No. | Particulars  | Valuer comment  |
|--------|--|---|
| 1.     | Background information of the asset being valued                       | This opinion on Valuation is prepared for the flat situated at the aforesaid address having total built up area admeasuring 183.237 Sq. mtr. as per the agreement signed between Nani Gopal Ray And Tractors India Limited provided to us by the bank and was shown to us by the owner's representative Mr. Ajay das.<br><br>If there is any discrepancy with the property which was shown to us and the property mentioned in the conveyance deed which was provided by the bank, then we shall not be responsible for it. Valuation is done for the property shown to us on the site. |
| 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 | <b>Survey Analyst:</b> Er. Rajat Choudhary<br><b>Valuation Engineer:</b> Er. Tejas Bharadwaj  |



|    |   |   |           |
|----|---|---|-----------|
|    |   | <b>L1/ L2 Reviewer: Er. Adil Afaque</b>   |           |
| 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                            | <b>Date of Appointment:</b>   | 29/7/2022 |
|    |   | <b>Date of Survey:</b>  | 29/7/2022 |
|    |   | <b>Valuation Date:</b>  | 9/8/2022  |
|    |   | <b>Date of Report:</b>  | 9/8/2022  |
| 6. | Inspections and/ or investigations undertaken                                     | Yes, by our authorized Survey Engineer Rajat Choudhary bearing knowledge of that area on 29/7/2022. Property was shown and identified by <b>Mr. Ajay das</b> (☎+91 62008 20259)   |           |
| 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   | <p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; 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, and documents in good faith provided by Bank / client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> |           |

**CASE NO.: VIS (2022-23) PL205-153-304**

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

Page 66 of 74





|     |   |  |
|-----|---|--|
|     |   | 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. |
| 10. | Major factors that were taken into account during the valuation   | Please refer to Part A, B & C of the Report.   |
| 11. | Major factors that were not taken into account during the valuation   | Please refer to Part A, B & C of the Report.   |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.   |

**Date:** 9/8/2022

**Place:** Noida

**Signature**

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



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

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

Signature of the Authorised 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: 4/7/2022

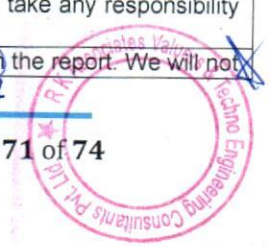
Place: Noida



**PART E**

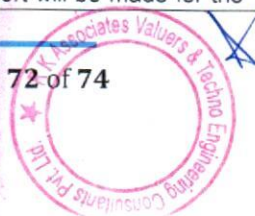
**ENCLOSURE VIII: VALUER'S IMPORTANT REMARKS**

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



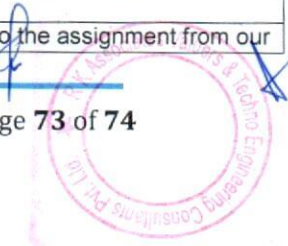


|     |   |
|-----|---|
|     | be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.   |
| 14. | This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.   |
| 15. | The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.   |
| 16. | The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.   |
| 17. | While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.  |
| 18. | Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.   |
| 19. | Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.  |
| 20. | The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.   |
| 21. | This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.  |
| 22. | This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.   |
| 23. | Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.  |
| 24. | Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.   |
| 25. | In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided. |
| 26. | If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the  |





|     |  |
|-----|--|
|     | specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.   |
| 27. | Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.   |
| 28. | Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.  |
| 29. | Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.   |
| 30. | Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.   |
| 31. | Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.  |
| 32. | Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction. |
| 33. | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.  |
| 34. | This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.  |
| 35. | This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.  |
| 36. | All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.   |
| 37. | As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.  |
| 38. | <b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.   |
| 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 <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our   |





|     |   |
|-----|---|
|     | repository. No clarification or query can be answered after this period due to unavailability of the data.  |
| 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.  |

*[Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.]*



**SURVEY SUMMARY SHEET**

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

| 1.       | File No.   | VIS (2022-23) - PL 205-153-304  |            |                    |      |             |          |            |
|----------|--|---|------------|--------------------|------|-------------|----------|------------|
| 2.       | Name of the Surveyor                             | Rajat Kumar Choudhary   |            |                    |      |             |          |            |
| 3.       | Borrower Name                                    | M/s Tractors India Limited  |            |                    |      |             |          |            |
| 4.       | Name of the Owner                                | Tractors India Limited  |            |                    |      |             |          |            |
| 5.       | Property Address which has to be valued          | Plot No. 4 of 57B (Now 57H), Ballygunge Circular Road, District - 24 Parganas (S), Holding No. 32, Mouza - Ballygunge.  |            |                    |      |             |          |            |
| 6.       | Property shown & identified by at spot           | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside<br><table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>AJAY DAS</td> <td>6200820259</td> </tr> </table>  |            |                    | Name | Contact No. | AJAY DAS | 6200820259 |
| Name     | Contact No.                                      |   |            |                    |      |             |          |            |
| AJAY DAS | 6200820259                                       |   |            |                    |      |             |          |            |
| 7.       | How Property is Identified by the Surveyor       | <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done   |            |                    |      |             |          |            |
| 8.       | Are Boundaries matched                           | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents   |            |                    |      |             |          |            |
| 9.       | Survey Type                                      | <input type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input type="checkbox"/> Only photographs taken (No measurements)   |            |                    |      |             |          |            |
| 10.      | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input checked="" type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely  |            |                    |      |             |          |            |
| 11.      | Type of Property                                 | <input checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land |            |                    |      |             |          |            |
| 12.      | Property Measurement                             | <input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement   |            |                    |      |             |          |            |
| 13.      | Reason for no measurement                        | <input type="checkbox"/> It's a flat in multi storey building so measurement not required<br><input type="checkbox"/> Property was locked, <input checked="" type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:  |            |                    |      |             |          |            |
| 14.      | Land Area of the Property                        | As per Title deed   | As per Map | As per site survey |      |             |          |            |
| 15.      | Covered Built-up Area                            | As per Title deed   | As per Map | As per site survey |      |             |          |            |
| 16.      | Property possessed by at the time of survey      | <input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed  |            |                    |      |             |          |            |
| 17.      | Any negative observation of the                  |   |            |                    |      |             |          |            |

After converting in sq.ft it comes 1972.344 sq.ft





|     |  |  |
|-----|--|--|
|     | property during survey                                     |  |
| 18. | Is Independent access available to the property            | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute |
| 19. | Is property clearly demarcated with permanent boundaries?  | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries  |
| 20. | Is the property merged or colluded with any other property | Cannot Comment   |
| 21. | Local Information References on property rates             | Please refer attached sheet named 'Property rate Information Details.'   |

### Endorsement:

#### 1. Signature of the Person who was present from the owner side to identify the property:

**Undertaking:** I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- ✓ a. Name of the Person: Asay DAS  
b. Relation: Employee (Caretaker)  
c. Signature: Asay DAS  
d. Date: 29/07/22

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

#### 2. Surveyor Signature who did site inspection:

**Undertaking:** I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: Rajat Kumar Choudhary  
b. Signature: [Signature]  
c. Date: 29/07/22

