

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

CASE NO.:VIS(2022-23)-PL325-249-446

DATED: 21/09/2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL HOUSE

SITUATED AT

PART OF "B.K. ESTATE", PLOT OF LAND BEARING UNIT NO. IV, SITUATED ON THE
MOTILAL NEHRU MARG, LIBRARY, MUSSOORIE, DISTRICT DEHRADUN,
UTTARAKHAND

REPORT PREPARED FOR

BANK OF BARODA, MUSSORIE BRANCH, DEHRADUN

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

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

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

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

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**PART OF "B.K. ESTATE", PLOT OF LAND BEARING UNIT NO. IV, SITUATED ON THE
MOTILAL NEHRU MARG, LIBRARY, MUSSOORIE, DISTRICT DEHRADUN,
UTTARAKHAND**

CASE NO.: VIS(2022-23)- PL325-249-446.

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PART B

BOB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Bank of Baroda, Mussoorie Branch, Dehradun
Name & Designation of concerned officer	Shobit Bharadwaj
Name of the Borrower	Mrs. Kamy Gupta W/o Mr. Yogesh Kumar Gupta

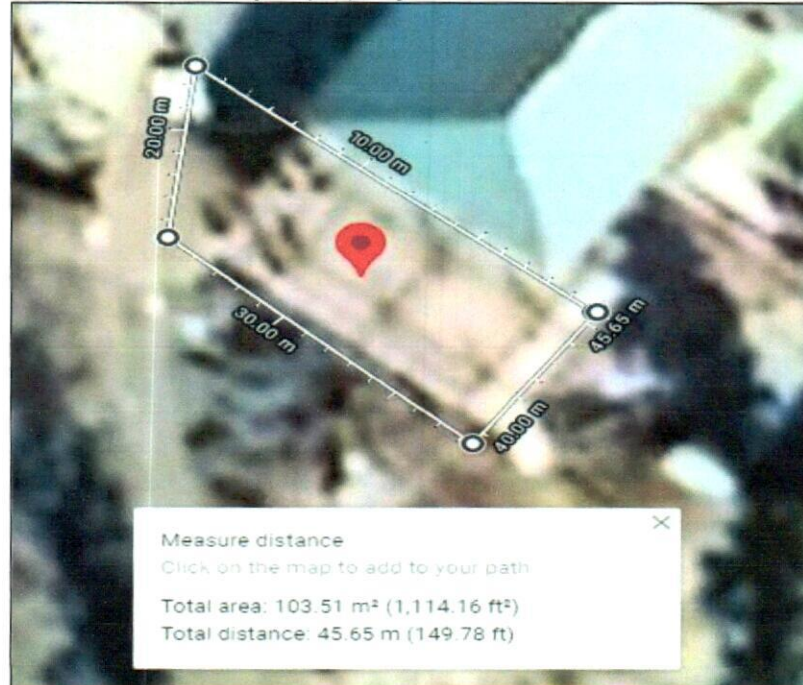
S.NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
2.	a. Date of Inspection of the Property	7 September 2022		
	b. Date of Valuation Assessment	21 September 2022		
	c. Date of Valuation Report	21 September 2022		
3.	List of documents produced for perusal (<i>Documents has been referred only for reference purpose</i>)	Documents Requested	Documents Provided	Documents Reference No.
		Total 03 documents requested.	Total 03 documents provided	Total 03 documents provided
		Property Title document	Sale Deed	Dated: 15/10/2016
		Approved Map	Approved Map	Dated: 02/09/2021
		Copy of TIR	Copy of TIR	Dated: 28/01/2022
4.	Name of the owner(s)	Mrs. Kamy Gupta W/o Mr. Yogesh Kumar Gupta (<i>as per documents provided to us</i>)		
	Address/ Phone no.	Address: Kishankunj Cottage Convent School, Near Waverly Convent School, Motilal Nehru Road, Mussoorie, District Dehradun (<i>as per documents provided to us</i>)		
		Phone No.: ---		



5.

Brief description of the property

This opinion on valuation is prepared for a residential property situated at the aforesaid address having total land area admeasuring 105 sq. mtr./ 124.54 sq. yds. as per the sale deed provided to us. Google measurement of the subject property is as below.



The actual construction of subject property is a Lower Ground + Upper Ground + Ground + First Floor, with a total of 4 floors structure present on site as per the physical survey and sample measurement taken by our site engineer, it was observed that the structure has a total built-up area of 4,348.20 sq.ft. / 403.96 sq.mtr. (Lower Ground – 1130.22 sq.ft., Upper Ground Floor – 1130.22 sq.ft., GF – 1,043.89 sq.ft. and FF - 1,043.89 sq.ft.).

However, as per the approved building plan provided, only Ground and First Floor are approved with total built-up area of 1,076.4 sq.ft. (G – 621.30 sq.ft. and FF – 455.10 sq.ft.). Since, the lower and upper ground floors are not approved in the plan, the same has not been taken into consideration for the purpose of this valuation, moreover the buildup area on GF & FF is much more than the permissible area approved in the plan. However in future, in case concerned authorities takes any action for the unauthorized construction which might even leads to demolition of the structure as well then it will impact its value.

As per information gathered after discussion with the owner's representative Mr. Krishiv Gupta with our surveyor that the adjoining property from the east side of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamyia Gupta (owner of the subject property). And as per visual observations and clearly seen in the site photographs attached below that the subject property on east side might develop in such a way that it gets merged with the subject property. Which might make it hard to possess upon sale.





In the above attached photograph it can be clearly seen that the construction is being executed in such a manner that the adjoining properties may collude/merge in future. The lower ground floor and upper ground floor of the subject property have a scope of extension via extended TMT bars as seen in photograph above but we are not sure as construction is going on. This is only our assumptions based on the actual construction stage and information gathered during site visit.

The subject property is a west facing property and located adjacent to a ~10 ft. wide approach road. The property is under-construction where the civil structure is completed along with plastering. Doors/ windows fixtures, painting, plumbing, electrical, etc. finishing works are in progress.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other

	legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.		
6.	Location of the property		
	6.1 Plot No. / Survey No.	IV	
	6.2 Door No.	---	
	6.3 T. S. No. / Village	---	
	6.4 Ward / Taluka	Mussoorie	
	6.5 Mandal / District	Dehradun	
	6.6 Postal address of the property	Part of "B.K. Estate", Plot of Land Bearing Unit No. IV, Situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun, Uttarakhand.	
	6.7 Latitude, Longitude & Coordinates of the site	30°27'37.6"N 78°03'36.9"E	
	6.8 Nearby Landmark	Mussoorie Residency	
7.	City Categorization	Scale-B City	Urban developing
	Type of Area	It is a mixed used area, commercial & residential.	
8.	Classification of the area	Middle Class (Ordinary)	Urban developing
		Within urban developing zone	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Urban	Municipality (Nagar Palika)
		Nagar Palika Mussoorie	
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	NA
		NA	
11.	In case it is an agricultural land, any conversion of land use done	As per documents it is not an Agriculture land	
12.	Boundary schedule of the Property		
	Are Boundaries matched	Yes from the available documents only	
	Directions	As per Documents	Actually, found at Site
	North	Land of Mrs. Sangeeta Arora	Others Property
	South	Land of Others	Others Property
	East	Land of Others	Others property
	West	3.04 meter Wide Road	Road 10 ft. wide (Property Front)
13.	Dimensions of the site		

	Directions	As per Documents (A)	Actually, found at Site (B)				
	North	Not mentioned in the documents	Couldn't be measured due to irregular shape of plot in hilly area.				
	South	Not mentioned in the documents	Couldn't be measured due to irregular shape of plot in hilly area.				
	East	Not mentioned in the documents	Couldn't be measured due to irregular shape of plot in hilly area.				
	West	Not mentioned in the documents	Couldn't be measured due to irregular shape of plot in hilly area.				
14.	Extent of the site	105 sq.mtr.	~103 sq.mtr. (As per google measurement)				
15.	Extent of the site considered for valuation (least of 14A & 14B)	105 sq. mtr. (as per the Property Title Document provided to us)					
16.	Property presently occupied/ possessed by	Under construction					
	If occupied by tenant, since how long?	NA					
	Rent received per month	NA					
II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality	Already described at S.No. I (Point 08).					
2.	Development of surrounding areas	Developing area					
3.	Possibility of frequent flooding / sub-merging	No					
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 1 KM	~ 2 KM	~ 1 KM	-	~ 35 KM	-	~ 61 KM
5.	Level of land with topographical conditions	On road level/ Hilly Terrain					
6.	Shape of land	Irregular					
7.	Type of use to which it can be put	Appropriate for residential use					
8.	Any usage restriction	Yes, only for residential use					
9.	Is plot in town planning approved layout?/ Zoning regulation	Yes	The plan is approved by Mussoorie Dehradun Development Authority (MDDA).				
10.	Corner plot or intermittent plot?	It is not a corner plot					
11.	Road facilities						
	(a) Main Road Name & Width	Spring Road	~ 15 ft. wide				
	(b) Front Road Name & width	B.K. Estate Road	~ 10 ft. wide				
	(c) Type of Approach Road	Cement Concrete Road					

	(d) Distance from the Main Road	~ 150 mtr.		
12.	Type of road available at present	Cement Concrete Road		
13.	Width of road – is it below 20 ft. or more than	Below 20 ft.		
14.	Is it a land – locked land?	No		
15.	Water potentiality	Yes available from municipal connection		
16.	Underground sewerage system	Not available		
17.	Is power supply available at the site?	Yes		
18.	Advantages of the site			
19.	Special remarks, if any, like:			
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain NA		
	b. Notification of road widening if any in the area	No such information came in front of us and could be found on public domain NA		
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No, as per our information the subject property is not close to any coastal region		
	d. Any other	None		
III. VALUATION OF LAND				
1.	Size of plot	Please refer to Part B – Area description of the Property.		
	North & South			
	East & West			
2.	Total extent of the plot			
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part D - Procedure of Valuation Assessment section.		
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)			
5.	Assessed / adopted rate of valuation			
6.	Estimated Value of Land			
IV. VALUATION OF BUILDING				
1.	Technical details of the building			
	a. Type of Building (Residential / Commercial/ Industrial)	Residential House		
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab	Walls
		RCC	RCC	Brick work
	c. Architecture design &	Interior	Exterior	

	finishing	Under Construction	Under Construction
	d. Class of construction	Class C construction (Simple/ Average)	
	e. Year of construction/ Age of construction	2022	At present the subject property is Under Construction.
	f. Number of floors and height of each floor including basement, if any	LG+UG+GF+FF, Each floor with a height of 10 ft.	
	g. Plinth area floor-wise	Lower Ground – 1,130.22 sq.ft. Upper Ground – 1,130.22 sq.ft. Ground Floor – 1,043.89 sq.ft. First Floor – 1,043.89 sq.ft.	
	h. Condition of the building	Interior	Exterior
		Under construction	Under construction
	i. Maintenance issues	Structure is still under construction	
	j. Visible damage in the building if any	Structure is still under construction	
	k. Type of flooring	Internal - Structure is still under construction External - Structure is still under construction	
	a. Class of electrical fittings	NA as the Structure is still under construction	
	b. Class of plumbing, sanitary & water supply fittings	NA as the Structure is still under construction	
2.	Map approval details		
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Sanctioned by competent authority as per copy of Map provided to us.	
	b. Approved map / plan issuing authority	The plan is approved by Mussoorie Dehradun Development Authority (MDDA). Click here to enter text.	
	c. Whether genuineness or authenticity of approved map / plan is verified	Sanctioned by competent authority as per copy of Map provided to us.	
	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.	
	e. Is Building as per copy of approved Map provided to Valuer?	No.	
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	The subject property is a Lower Ground + Upper Ground + Ground + First Floor, with total of 4 floors structure present on site as per the physical survey and as per the sample measurements taken by our site engineer, it was observed that the structure has a total
		<input checked="" type="checkbox"/> Non permissible alterations	

			<p>built up area of 4,348.20 sq.ft. / 403.96 sq.mtr. (Lower Ground – 1130.22 sq.ft., Upper Ground Floor – 1130.22 sq.ft., GF – 1,043.89 sq.ft. and FF – 1,043.89 sq.ft.).</p> <p>But as per the approved building plan only Ground and First Floor is approved with total built up area of 1,076.4 sq.ft. (G – 621.30 sq.ft., FF – 455.10 sq.ft.).</p>
	g. Is this being regularized	No	
V.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
1.	Foundation	<p>This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lump sum basis under technical details of the building under “Class of construction, architecture design & finishing” point.</p>	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		
11.	Compound wall	No	
	Height	---	
	Length	---	
	Type of construction	No compound wall	
12.	Electrical installation	<p>Please refer to “Class of electrical fittings” under Technical details of the building above in totality and lump sum basis. This valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.</p>	
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13.	Plumbing installation	<p>Please refer to “Class of plumbing, sanitary & water supply fittings” under Technical details of the building above in totality and lump sum basis. This Valuation is conducted</p>	
	No. of water closets and their type		
	No. of wash basins		
	No. of urinals		

No. of bath tubs	based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
No. of water closets and their type	
Water meter, taps, etc.	
Any other fixtures	

***NOTE:**

1. For more details & basis please refer to **Part D - 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 - BOB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	105 sq.mtrs. / 125.57 sq.yds.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Land area of the subject property considered through the land details / documents provided to us by the client/ bank and is relied upon. However, we have cross verified Plot area at the time of site survey.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Total Built-up Area 1,076.40.16 sq.ft.	Built-up area Floor Wise GF – 621.30 sq.ft. FF – 455.10 sq.ft.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Since the approved building plan comprises only Ground and First Floor with built-up area of 1,076.4 sq.ft. (G – 621.30 sq.ft., FF – 455.10 sq.ft.), the same has been considered for the purpose of this valuation.	

Note:

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



PART D

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		7 September 2022	21 September 2022	21 September 2022
ii.	Client	Bank of Baroda, Mussoorie Branch, Dehradun, Dehradun		
iii.	Intended User	Bank of Baroda, Mussoorie Branch, Dehradun, Dehradun		
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.		
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		



2.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		LAND & BUILDING		RESIDENTIAL	RESIDENTIAL HOUSE
		Classification		Asset under construction but seems to be a Personal use asset for future.	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>		Considered for Valuation purpose
		Residential	Residential		Residential
vi.	Legality Aspect Factor	<p>Appears to be weak as per copy of the documents & information produced to us. because of the unauthorized construction and possibility of merging it with another property as per the construction in progress as on date. In terms of ownership it appears to be fine.</p> <p>In future, in case concerned authorities takes any action for the unauthorized construction which might even leads to demolition of the structure as well then it will impact its value.</p> <p>However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.</p> <p>Verification of authenticity of documents from originals or cross checking from any Govt. depts. have to be taken care by Legal expert/ Advocate.</p>			
vii.	Class/ Category of the locality	Middle Class (Ordinary)			
viii.	Property Physical Factors	Shape	Size		Layout
		Irregular	Small		Normal Layout
ix.	Property Location	City	Locality	Property	Floor

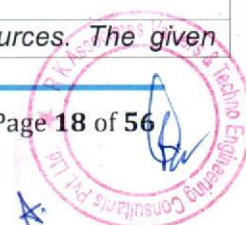
	Category Factor	Categorization	Characteristics	location characteristics	Level
		Scale-B City	Ordinary	Ordinary location within the locality	LG+UG+ GF+FF
		Urban developing	Normal	Property towards end of the locality	
			Within urban developing zone	Road Facing	
		Property Facing			
		West Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Not Available	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xii.	Neighbourhood amenities	Good			
xiii.	Any New Development in surrounding area	No new development	NA		
xiv.	Any specific advantage/	Drawback: As per information gathered after discussion with the owner's			

	drawback in the property	representative Mr. Krishiv Gupta with our surveyor that the adjoining property from the east side of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamya Gupta (owner of the subject property). And as per visual observations and clearly seen in the site photographs attached below that the subject property on east side might develop in such a way that it gets merged with the subject property which might make it hard to possess this property separately upon sale.
xv.	Property overall usability/ utility Factor	Normal
xvi.	Do property has any alternate use?	Property can be used for Personal use and Income/rental purpose. But only after the construction is completed.
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands, since the property is under construction at the moment.
xviii.	Is the property merged or colluded with any other property	Cannot say clearly at this stage as construction is under progress but as per actual site condition it may be merged with adjoining property from east side. Comments: As per discussion with the owner's representative Mr. Krishiv Gupta told us that the neighboring property in the east of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamya Gupta. And as per visual observations and site photographs it was clearly seen that the property on east might develop further in such a way that it gets merged with the subject property soon which might make it hard to possess upon sale.
xix.	Is independent access available to the property	Clear independent access is available from west side only.
xx.	Is property clearly possessable upon sale	As per discussion with the owner's representative Mr. Krishiv Gupta told us that the neighboring property in the east of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamya Gupta. And as per visual observations and site photographs it was clearly seen that the property on east might develop further in such a way that it gets merged with the subject property soon. Which might make it hard to possess upon sale
xxi.	Best Sale procedure to realize maximum Value (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xxii.	Hypothetical Sale	Fair Market Value

	transaction method assumed for the computation of valuation	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	Residential House	Approach of Valuation	Method of Valuation
			Market Approach & Cost Approach	Market Comparable Sales Method & Depreciated Reproduction Cost Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1	Name:	Neeraj - Yash Properties
			Contact No.:	+91 - 7017566863
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 263 sq.yds.
			Location:	In the neighborhood of the subject property
			Rates/ Price informed:	Around Rs.22,000/- to Rs.25,000 /- per Sq.yds.
			Any other details/ Discussion held:	As per the discussion with the above-mentioned Property Consultant working in the proximity of the subject property, we came to know that the rates in the concerned area is around Rs.22,000/- to Rs. 25,000 /- per Sq.yds. for plots within range of the subject property. The land rate range may vary with change in the plot size.
		2	Name:	Nizamudidin properties
			Contact No.:	+91 - 9219741670
			Nature of reference:	Property Consultant
			Size of the Property:	Approx. 215 sq.yds.
			Location:	In the neighborhood of the subject property
			Rates/ Price informed:	Around Rs.22,000/- to Rs.24,000 /- per Sq.yds.
			Any other details/ Discussion held:	As per the discussion with the above-mentioned Property Consultant working in the proximity of the subject property, we came to know that the rates in the



			concerned area is around Rs.22,000/- to Rs. 24,000 /- per Sq.yds. for plots within range of the subject property. The land rate range may vary with change in the plot size.
	3	Name:	Shagun Panwar – Shagun Properties
		Contact No.:	9756911768
		Nature of reference:	Property Consultant
		Size of the Property:	Approx. ~150 sq.yds.
		Location:	In the neighborhood of the subject property
		Rates/ Price informed:	Around Rs.15,000/- per Sq.yds. to Rs.22,000/- per Sq.yds. and Rs.25,000/- to Rs.35,000/- per Sq.yds.
		Any other details/ Discussion held:	As per the discussion with the above-mentioned property consultant working in the proximity of the subject property, we came to know that the rates in the concerned area is around Rs. 15,000 to 22,000 per sq.yds. for Residential plots within close proximity of the subject property. Whereas the properties near the main road the rates are around Rs.25,000/- to Rs.35,000/- per Sq.yds. for residential plots of bigger size than our subject property. The land rate range may vary with change in the plot size and distance from the main road.
xxvi.	NOTE: The given information above can be independently verified to know its authenticity.		
xxvii.	Adopted Rates Justification	Rs.15,000/- per Sq.yds. to Rs.25,000/- per Sq.yds. This range is on the basis of discussion with the above three property consultants and different types of deals available with them.	
NOTE: We have taken due care to take the information from reliable sources. The given			



	<p>information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</p> <p>Related postings for similar properties on sale are also annexed with the Report wherever available.</p>		
xxviii.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
xxix.	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Adequately available
		Remarks: Such properties are easily available in the area	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason:	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>	

		Adjustments (-/+): 0%
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.22,000/- per sq.yds.
xxxiii.	Considered Rates Justification	As the subject property is in an area where most of the nearby properties are used as commercial hotels and resorts and the plot size is small. After considering the above factors, Rs. 22,000 per sq.yds.is fair in our opinion. 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"> Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated

Market Value.

- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. ASSUMPTIONS

- a. The construction is being executed in such a manner that the adjoining properties may collude/merge in future. The lower ground floor and upper ground floor of the subject property have a scope of extension via extended TMT bars as seen in photograph above but we are not sure as construction is going on. This is only our assumptions based on the actual construction stage and information gathered during site visit.
- b. 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.
- c. Local verbal enquiries during micro market research came to our knowledge are

	<p><i>assumed to be taken on record as true & factual.</i></p> <p>d. <i>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.</i></p> <p>e. <i>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.</i></p> <p>f. <i>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.</i></p> <p>g. <i>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.</i></p> <p>h. <i>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.</i></p>
xxxvi.	<p>SPECIAL ASSUMPTIONS</p> <p>The construction is being executed in such a manner that the adjoining properties may collude/merge in future. The lower ground floor and upper ground floor of the subject property have a scope of extension via extended TMT bars as seen in photograph above but we are not sure as construction is going on. This is only our assumptions based on the actual construction stage and information gathered during site visit.</p>
xxvii.	<p>LIMITATIONS</p> <p>The actual construction on site is much more than the permissible area as per approved plan provided. We are considering only the area mentioned in the approved plan.</p>

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 6,500/- per sq.mtr	Rs.15,000/- to Rs.25,000/- per sq.yds
b.	Rate adopted considering all characteristics of the property	Rs. 6,500/- per sq.mtr	Rs.22,000/- per sq.yds
c.	Total Land Area considered (documents vs site survey whichever is less)	105 sq.mtr.	124.54 sq.yds
d.	Total Value of land (A)	105 sq.mtr x Rs.6,500/- per sq.mtr	124.54 sq.yds x Rs.22,000/- per sq.yds
		Rs. 6,82,500/-	Rs. 27,39,902/-

4. VALUATION COMPUTATION OF BUILDING STRUCTURE

BUILDING VALUATION OF PROPERTY OWNED BY MRS. KAMYA GUPTA LOCATION - MUSSOORIE, DEHRADUN, UTTARAKHAND												
SR. No.	Floor	Particular	Type of Structure	Area (in sq.ft)	Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economical Life (in years)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor	Building 1	RCC framed pillar beam column on RCC slab	621.30	10	2022	2022	0	60	₹ 1,000	₹ 6,21,298	₹ 6,21,298
2	First Floor	Building 1	RCC framed pillar beam column on RCC slab	455.10	10	2022	2022	0	60	₹ 1,000	₹ 4,55,102	₹ 4,55,102
TOTAL				1076.40							₹ 10,76,400	₹ 10,76,400
Remarks:												
1. All the details pertaining to the building area statement such as area, floor, etc has been on the basis of onsite survey and applicable Permissible area as per approved building plan which was provided to us.												
2. All the structure that has been taken in the area statement belonging to MRS. KAMYA GUPTA LOCATION - MUSSOORIE, DEHRADUN, UTTARAKHAND												
3. The valuation is done by considering the depreciated replacement cost approach.												

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	---
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach	----	---

	road, etc.)		
e.	Depreciated Replacement Value (B)	---	---
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a)	Land Value (A)	Rs. 6,82,500/-	Rs. 27,39,902/-
b)	Built Up Unit Value (B)	100 sq.mtr x Rs.15,000/- per sq.mtr = Rs.15,00,000/-	Rs.10,76,400/-
c)	Valuation Of Additional Aesthetic/ Interior Works In The Property	NA	---
d)	Total Add (A+B)	Rs. 21,82,500/-	Rs. 38,16,302/-
e)	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f)	Deductions charged if any	-	NA
	Details/ Justification	-	NA
g)	Total Indicative & Estimated Prospective Fair Market Value	Rs. 21,82,500/-	Rs. 38,16,302/-
h)	Rounded Off	NA	Rs. 38,00,000/-
i)	Indicative & Estimated Prospective Fair Market Value in words	Rupees Twenty One Lakhs Eighty Two Thousand Five Hundred Only.	Rupees Thirty Eight Lakhs Only.
j)	Expected Realizable Value (@ ~15% less)	NA	Rs. 32,30,000/-
k)	Expected Distress Sale Value (@ ~25% less)	NA	Rs. 28,50,000/-

l)	Percentage difference between Circle Rate and Fair Market Value	More than 20%
m)	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.
n)	Concluding Comments/ Disclosures if any	
	<p>a. As per the approved building plan provided, only Ground and First Floor are approved with total built-up area of 1,076.4 sq.ft. (G – 621.30 sq.ft. and FF – 455.10 sq.ft.). Since, the lower and upper ground floors are not approved in the plan, the same has not been taken into consideration for the purpose of this valuation, moreover the builtup area on GF & FF is much more than the permissible area approved in the plan.</p> <p>b. As per information gathered after discussion with the owner's representative Mr. Krishiv Gupta with our surveyor that the adjoining property from the east side of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamya Gupta (owner of the subject property). And as per visual observations and clearly seen in the site photographs attached below that the subject property on east side might develop in such a way that it gets merged with the subject property which might make it hard to possess upon sale.</p> <p>c. The construction is being executed in such a manner that the adjoining properties may collude/merge in future. The lower ground floor and upper ground floor of the subject property have a scope of extension via extended TMT bars as seen in photograph above but we are not sure as construction is going on. This is only our assumptions based on the actual construction stage and information gathered during site visit.</p> <p>d. The value of the property is given only for the approved area since as per the market trend the unauthorized construction in the property is a secondary matter in transaction. However, in case of any action by the Govt. authority for the unauthorized construction, the value of the property will be impacted. Bank to take a note of it.</p> <p>e. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>f. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>g. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>h. 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</p>	

	<p>the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <ul style="list-style-type: none"> i. 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. j. 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. k. 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. l. 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. m. 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.
o)	<p>IMPORTANT KEY DEFINITIONS</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Here the words "in consonance to the established Market" means that the Valuer will give opinion</p>

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.

	<p>The Price is the amount paid for the procurement of the same asset.</p> <p>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.</p> <p>Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>
p)	<p>Enclosures with the Report:</p> <ul style="list-style-type: none"> • 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 E - Valuer's Important Remarks



IMPORTANT NOTES

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

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



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IF REPORT IS USED FOR BANK/ FIs

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

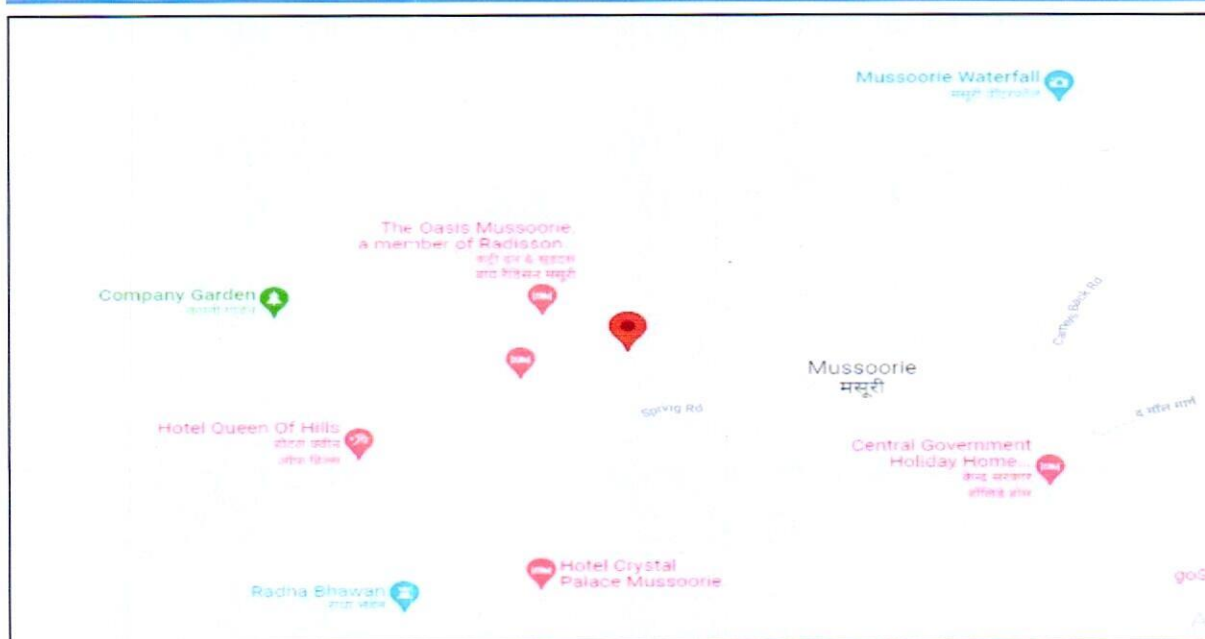
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Arun Tomar	Rajani Gupta
		



ENCLOSURE I – GOOGLE MAP LOCATION



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

SARGAM ESTATE SINCE 1990 BETA

सपने तुम देखी पुरा हम करी

RESIDENTIAL PLOTS IN H
900/- Rs Sq. Ft.

[List Property Free](#) [Post Requirement](#) [Property Classified](#) [Property in Uttarakh](#)

[Haridwar](#) [Roorkee](#) [Rishikesh](#) [Dehradun](#) [Nainital](#) [Rudrapur](#) [Haldwani](#) [Mus](#)

[Home](#) > [Search](#) > [Mussoorie](#) > Search Results Welcome Guest

Independent House Library Road (Mussoorie)

Property Details

Independent House
User Profile: Individual
Address: Kempty Fall Road, 3 km from Mussoorie
Total Area Size: 3000 sq. ft.
Property ID: SARP2142
Rate: Rs. 9000000
Nuber of Floors: 3
Number of Bedrooms: 3
Property Features: 3 bed room and three bathroom with hall dinning kitchen separate independent house at Mussoorie with garden and main road touch with ample parking on the kempty fall road 3 km from mussoorie fully furnished

Contact Person: yogesh arora
Mobile: 9821335552

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Residential land / Plot in Harname Singh Road

0 Places nearby

₹ 1.5 Cr **12,000 sq.ft.**
₹ 1,250/sq.ft. (11118 sq.m.) Plot Area

✓ North Facing ✓ Close To Market ✓ Overlooking Main Road ✓ Rain Wate...

1. Residential land adjoining to prem chopra, film star cottage, harname singh road, near lal bahadur shastri ias academy, mussoorie, main road facing. 2. 2 tin shed (80x40) made which are mentioned in the registered papers and stamp duty paid for that. Water and electricity connection taken and up to date house tax paid. less

NORTH FACING IN GATED COMMUNITY READY TO MOVE RESALE

Posted on Yesterday by Owner
ARVIND GUNJAN

[View Phone Number](#) [Contact Owner](#)



ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY









ENCLOSURE: IV – COPY OF CIRCLE RATE

नगरपालिका क्षेत्र मंसूरी										
क्रमांक	प्रमुख मार्ग / मोहल्लों / राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग / मोहल्लों / राजस्व ग्रामों का नाम	अकृषि भूमि / सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर २० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर २० प्रति वर्ग मीटर)	दुकान / रेस्टोरेन्ट / कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिन्दर पोश	टीनपोश
			0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक						
1	2	3	4	5	6	7	8	9	10	11

16										
6	F	1	प्रादीपानी क्षेत्र (अकर्मभोज स्कूल का दोरा, इलीपानी टोल के साथ ही राजपुर पुराना टोल नगर पालिका परिषद मंसूरी सीमान्तर्गत)	7500	6500	24500	60000	54000	15000	12000
		2	बालीपंज क्षेत्र (जिसे बंद से बालीपंज मार्ग की सम्पूर्ण सम्पत्तियों हेतु, वातावरित मार्ग पर वातावरित क्षेत्र के पश्चात सम्पूर्ण क्षेत्रों पर एस्टेट भूदा मातृ नगर पालिका की एक डेडलाइन-मंसूरी मार्ग हेतु निर्धारित 350 मीटर दूरी को छोड़ कर सम्पूर्ण बालीपंज व बालीपंज-इलीपानी मार्ग पर स्थित भूमि भवन जो नगर पालिका परिषद मंसूरी की सीमा के अन्तर्गत है)	7500	6500	24500	60000	54000	15000	12000
		3	विक्टर पैलेस से ऊपर नगर पालिका परिषद, कार्यालय मंसूरी, विमानतल क्षेत्र मन्मथरा होकर आरुणिक मार्ग इन्टर कालेज मार्ग होते हुए पट्टन वर्ग एलन स्कूल प्राथमरी सेक्शन तक तथा पन्नाधर से अकर्मभोज रोड होते हुये।	7500	6500	24500	60000	54000	15000	12000
		4	लाइब्रेरी चौक से आगे मोहल्लाल गैरक मार्ग पर दोरी और पट्टन मार्ग (काजा स्कूल) दोरी का पन्नाधर तक का दोरी और का सम्पूर्ण क्षेत्र।	7500	6500	24500	60000	54000	15000	12000
		5	मंसूरी माईन स्कूल विक्टोरी से रस्ता भवन मंसूरी मुख्य भवन से होते हुए पन्नाधर, बालीपंज हाऊस, मन्मथरागन्दी क्षेत्र एवं विक्टोरी हिल का सम्पूर्ण क्षेत्र को	7500	6500	24500	60000	54000	15000	12000
7	G	1	इन्टरमन से आगे बालीपंज रोड तक (साथ ही इस मार्ग से सम्पत्तियों तक की पट्टन है)	12500	10500	29500	65000	58500	15000	12000
		2	लाइब्रेरी चौक से बाद आगे इन्टर मान तक (होटल ओपरेज मार्ग, माडीकाना, लेकप होटल स्टॉक क्वार्टर का मार्ग, इन्टर भवन आदि के साथ ही इस मार्ग से सम्पत्तियों तक की पट्टन है)	12500	10500	29500	65000	58500	15000	12000


(वीर सिंह बुदियाल)
अगर जिलाधिकारी (नित एन राजस्व)
देहरादून

37

सामान्य अनुदेशिका

यह मूल्यांकन सूची का भाग है

(A)	कृषि/अकृषि भूमि/बहुमंजलीय आवासीय भवन/फ्लैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश :-
(1)	यदि कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम छोड़े मार्ग पर स्थित मुख्यण्ड हेतु निर्धारित की गयी है, किन्तु यदि:-
(क)	कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 05 मीटर या अधिक व 12 मीटर से कम छोड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)	कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 12 मीटर या अधिक व 15 मीटर से कम छोड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)	कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 15 मीटर या अधिक व 18 मीटर से कम छोड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(घ)	कृषि/अकृषि भूमि एवं बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 18 मीटर या अधिक छोड़े मार्ग के किनारे स्थित है, तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जायेगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर नियत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन समाहित माना जायेगा।
(3)	शॉपिंग मॉल तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ीयों (Escalator) का प्रयोग हुआ हो, को छोड़ कर बहुमंजलीय व्यावसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में लोअर ग्राउण्ड फ्लोर, अगर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दर प्रभावी होगी, जबकि वेस्टमेंट व प्रथमतल, द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में कमशः- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तली पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने विषयमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर विषयमें भूमि एवं निर्माण की दोनों की दरें सम्मिलित है, के अनुसार एवं अनुलग्नक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर आकलित किया जायेगा।


 (सिटी प्लानिंग विभाग)
 अपर जिलाधिकारी (सिटी एवं राजस्व)
 देहरादून

Associate

(वीर सिंह बुदियाल)
अगर जिलाधिकारी (नित एन राजस्व)
देहरादून



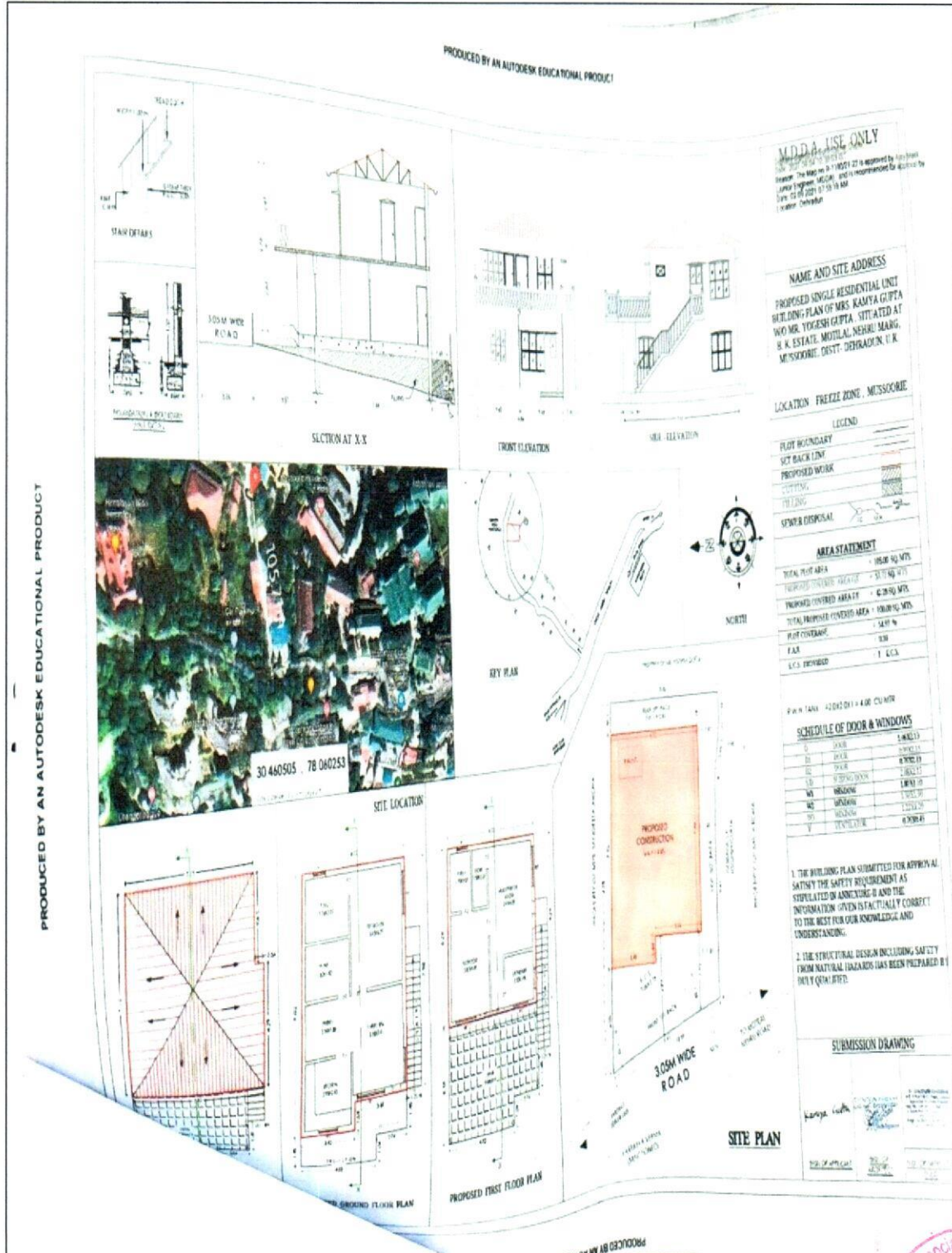
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Integrating Valuation Life Cycle -
A product of R.K. Associates

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ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT



196/2016
SALE DEED

Stamp Value : Rs. 7,00,000/-

Stamp : Rs. 6,41,000/-

Stamp : E-stamp Certificate no.
IN-UK 078293858804630

Stamp duty paid : Rs. 26,500/-

Main Location : The property is situated on Motilal
Nehru Road, Mussoorie, District
Dehradun.

Schedule of the Property : All that
Property/Land part of " B.K.Estate,
Plot of land bearing Unit No. IV,
situated on the Motilal Nehru Marg,
Library, Mussoorie, District Dehradun(
Uttarakhand), Area Measuring 105 Sq.
Mtrs.

Circle Rate : 61,00/- per Sq. mtrs.

Name of Sellers : 1-Mr. Deepak Kumar, S/o Mr. Radhey
Shaym, R/o 220, Library Mussoorie,
District Dehradun.
PAN : AAYPK3376P
2- Mr. Surendra Pal Handa son of Mr.
Chunni Lal Handa, R/o 169,
Laxmanpur, Dakpathar Road,
Vikasnagar, District Dehradun, PAN
No.: ABCPH6263M


Name of Purchaser : Mrs. Kamyia Gupta W/o Mr. Yogesh
Kumar Gupta, Kishankunj Cottage,
Convent Chowk, Near Waverly
Convent School, Motilal Nehru Road,
Mussoorie, District- Dehradun
PAN : AJIPG0703H


Deepak Kumar
Surendra Pal Handa
Kamyia Gupta

196/2016

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

<p></p> <p>Certificate No.</p> <p>Issue Date</p> <p>Account Reference</p> <p>Unique Doc. Reference</p> <p>Purchased by</p> <p>Description of Document</p> <p>Property Description</p> <p>Consideration Price (Rs.)</p> <p>First Party</p> <p>Second Party</p> <p>Stamp Duty Paid By</p> <p>Stamp Duty Amount(Rs.)</p>	<p>: IN-UK078293858804630</p> <p>: 10-Oct-2016 12:37 PM</p> <p>: NONACC (SV)/ uk1213804/ MUSSORIE/ UK-DH</p> <p>: SUBIN-UKUK1213804155447012938680</p> <p>: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA</p> <p>: Article 23 Conveyance</p> <p>: PART OF LAND AREA 105 SQ. MTRS SITUATED IN B K ESTATE UNIT NO. 4 MOTI LAL NEHRU ROAD MUSSOORIE</p> <p>: 7,00,000 (Seven Lakh only)</p> <p>: DEEPAK KUMAR AND SURENDRA PAL HANDA</p> <p>: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA</p> <p>: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA</p> <p>: 26,500 (Twenty Six Thousand Five Hundred only)</p>
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सारिका गोयल
स्टाम्प विक्रेता
लाइसेन्स सं. 3
कोर्ट कम्पाउण्ड, मसूरी

Please write or type below this line.....

SALE DEED

THIS DEED OF SALE is made on this 10th Day of October, 2016 at
Mussoorie.

Kamya Gupta

Deepak

Surendra Pal Handa

VO 0000672548

... neither had any relation to the property of Shri
...pratap Singh, son of Shri Raghuraj Singh, r/o Syohara,
Bijnor, Uttar Pradesh, nor has any relation to the said property
being sold through this deed today. As a result the said
property under sale is not covered by the Order no.
40/Vai.A/2016 dated 23-01-2016 of the Learned District
Magistrate, Dehradun and there is not impediment to the
transfer and sale of the said property.

SCHEDULE OF THE PROPERTY

All that Property/Land popularly known as part of
"B.K.Estate", Plot of land bearing Unit No. IV, situated on the
Motilal Nehru Marg, Library, Mussoorie, District Dehradun(
Uttarakhand), Area Measuring 105 Sq. Mtrs., as shown in the plan
annexed hereto, delineated with red lines, butted and bounded as
under :-

NORTH: By Land of Mrs. Sangeeta Arora
SOUTH: By Land of Others
EAST: Land of Others
WEST: by 3.04 Meter Wide Road.

In witness whereof, the Sellers and Purchaser have signed this deed on
the day, month and year first above mentioned.

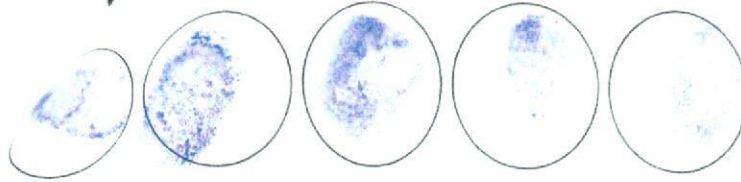
Name and Address of the Seller :- 1- Deepak Kumar, S/o Mr. Radhey
Shaym, R/o 220, Library Mussoorie, District Dehradun
PAN : AAYPK3376P

LEFT HAND

Little-finger Ring- Finger Middle-finger Index- Finger Left-Thumb

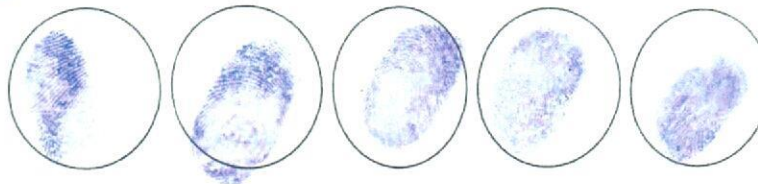
Deepak Kumar
Kamiya Gupta

10



RIGHT HAND:

Right Thumb Index Finger Middle-finger Ring Finger Little-finger



Deepak Kumar
Mr. Deepak Kumar

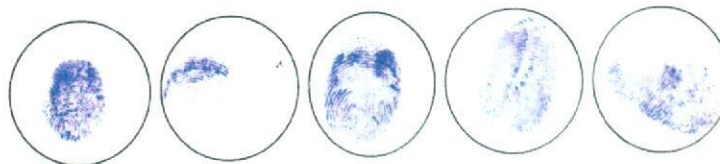
(Seller)

Name and Address of the Seller :- 2- Mr. Surendra Pal Handa son of
Mr. Chunni Lal Handa, R/o 169, Laxmanpur, Dakpathar Road,
Vikasnagar, District Dehradun.

PAN : ABCPH6263M

LEFT HAND

Little-finger Ring-Finger Middle-finger Index-Finger Left-Thumb

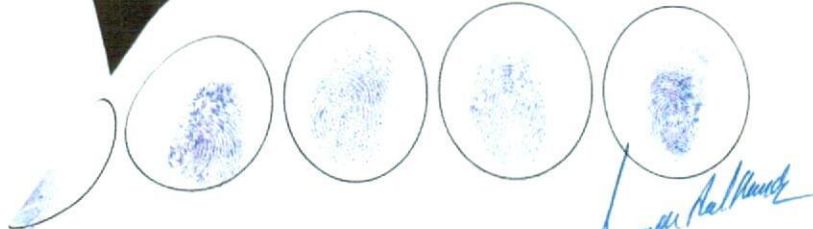


RIGHT HAND:

Right Thumb Index Finger Middle-finger Ring Finger Little-finger

Deepak Kumar
Surendra Pal Handa
Kamya Gupta

11



Mr. Surendra Pal Handa
(Seller)

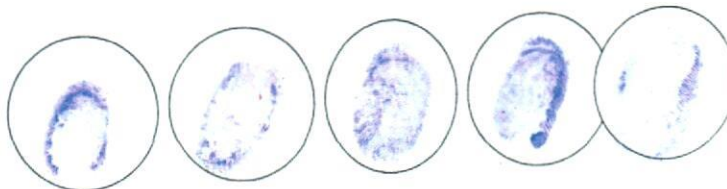
Name and Address of the Purchaser :

Mrs. Kamyia Gupta, W/o Mr. Yogesh Kumar Gupta, R/o
Kishankunj Cottage, Convent Chowk, Near Waiverly Convent
School, Motilal Nehru Road, Mussoorie.

PAN : AJIPG0703H

LEFT HAND

Little-finger Ring- Finger Middle-finger Index- Finger Left-Thumb

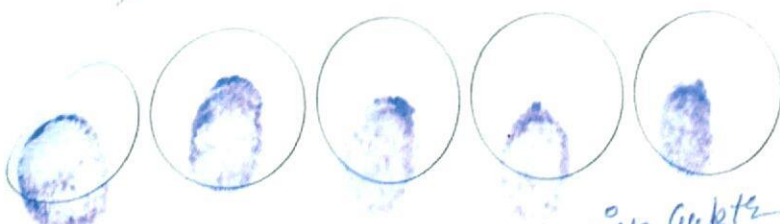


Deepak K
Surendra Pal Handa
Kamyia Gupta

12



Index Finger Middle-finger Ring Finger Little-finger



Kamya Gupta
Mrs. Kamya Gupta
(Purchaser)

Witnesses

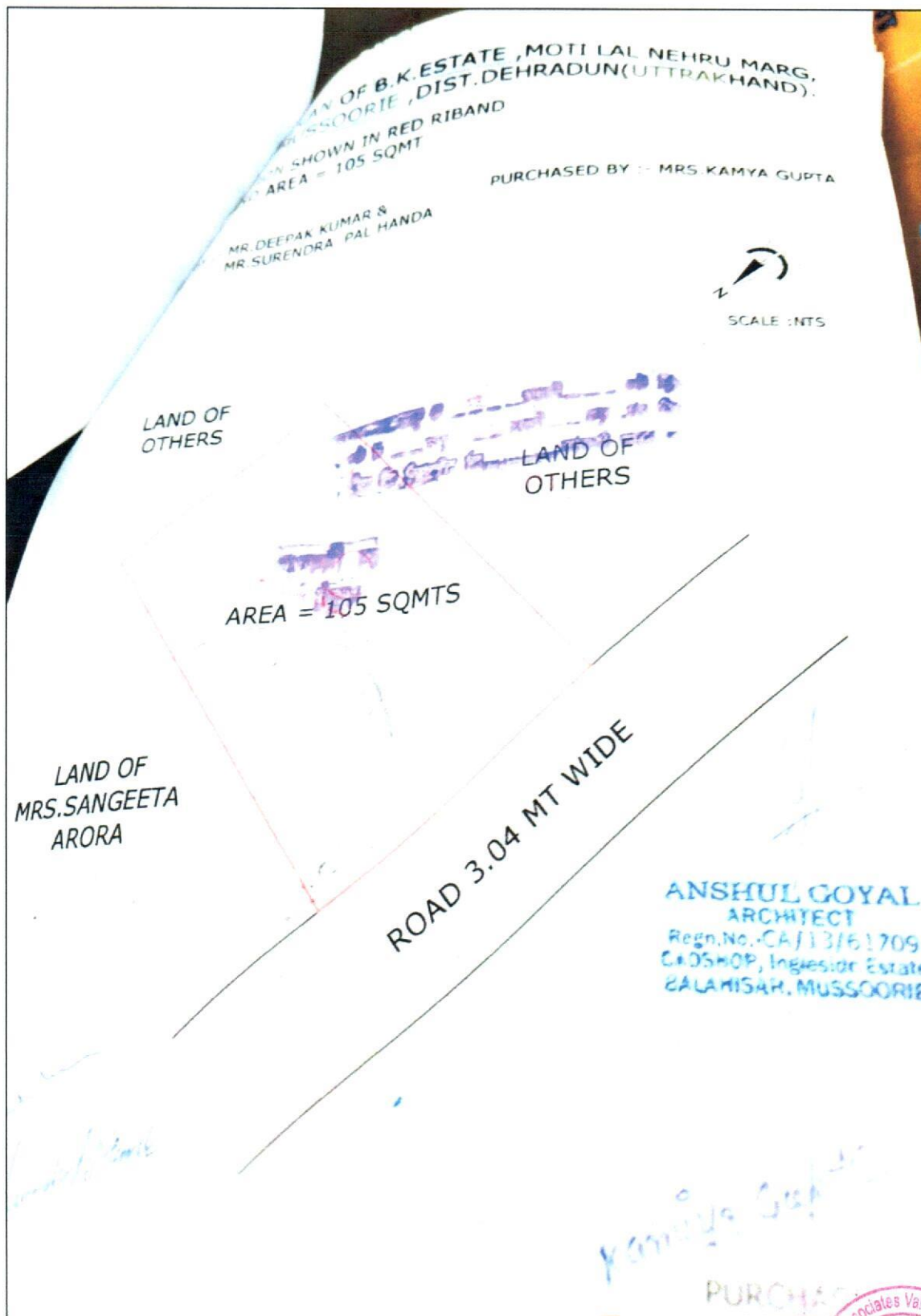
1. *Pooja Singh s/o Gauri Sunder Singh Chandel gati (m)*
SPIC No - FYJ - 2102986

2. *Pooja Singh s/o Shri Mahan Singh Chandel gati (m)*
DL No - UA04200014132

Mahadev Lekhwar
Drafted and photo attested by Mahadev Lekhwar, Advocate.

Kamya Gupta

13



Anoj Saini, Advocate
Enviomeal Cottage Estate,
Mussoorie,
Distt. Dehradun, .
Uttarakhand.

Off: No. 1, Lawyers' Chambers,
Nagar Palika Road, Mussoorie,
Mussoorie, Distt. Dehradun,
Uttarakhand.
Phone: (M) 9837080320

To,
The Senior/Chief Manager,
Bank of Baroda
Branch Mussoorie,
Distt. Dehradun.

Dear Sir/Madam,

REG: Title Opinion Report certifying non encumbrance of the property detailed in Sale deed No. 196/2016 dated 16.02.2010 in the office of Jt. Sub Registrar Mussoorie, all that part of Property/ Land of "B.K. Estate plot of Land bearing unit No.IV, situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun Area measuring 105 Sq. Mtrs.

Refer to your letter dated 20-01-2022 requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to Mrs. Kamy Gupta W/o Mr. Yogesh Kumar Gupta.

1. Description an Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	All that part of Property/ Land of "B.K. Estate plot of Land bearing unit No. IV, situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun Area measuring 105 Sq. Mtrs. North- By Land of Mrs. Sangeeta Arora South- By Land of Others. East - Land of others West - By 3.04 Meter Wide Road.
2. Nature of Property (Whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned	Residential
3. Name of the Mortgager/Owner and status in the Account i.e borrower(s) or guarantor and	Mrs. Kamy Gupta W/o Mr. Yogesh Kumar Gupta, R/o Kishankunj Cottage, Convent Chowk, Near Waverly Convent

(Signature)

ENCLOSURE 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 21/9/2022 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. Deepak Joshi have personally inspected the property on 7/9/2022 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l We are not an undischarged insolvent.
- m No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP.**
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability.
- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u Our Valuer is registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).



- v Our Valuer is registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w Our CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the authorized official of the firm / company, who is competent to sign this valuation report.
- y We have undertaken the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	<p>As per the observations made during the site visit, it is a west facing property and located adjacent to a ~10 ft. wide approach road. It is an under-construction property where the civil structure is completed along with plastering. Finishing works like doors/ windows fixtures, painting, plumbing, electrical, etc. are yet to be done.</p> <p>Also as per discussion with the owner's representative Mr. Krishiv Gupta told us that the neighboring property in the east of the subject property is owned by Mr. Yogesh Gupta H/o Mrs. Kamyia Gupta. And as per visual observations and site photographs it was clearly seen that the property on east might develop in such a way that it gets merged with the subject property. Which might make it hard to possess upon sale. Also may create rights issues among new owners/co-owners.</p> <p>Also if in future concerned authorities take any action on the existing construction against the approved building plan than it is a possibility the structure might be brought down or can also be sealed.</p> <p>The subject property is West Facing and located in "B.K. Estate", Library, Mussoorie, District Dehradun, Uttarakhand.</p> <p>The Subject Property is on as found on as-is-where basis which owner/ owner representative/ client 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</p>

		informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Valuation Engineer: Er Arun Tomar. L1/ L2 Reviewer: Er. Rajani Gupta
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 7/9/2022
		Date of Survey: 7/9/2022
		Valuation Date: 21/9/2022
		Date of Report: 21/9/2022
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 7/9/2022. Property was shown and identified by Mr. Krishiv Gupta (☎-9319392789
7.	Nature and sources of the information used or relied upon	Please refer to Part-D 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-D of the Report.
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data,

		<p>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 & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part D of the Report and Valuer's Important Remarks enclosed herewith.

Date: 21/9/2022

Place: Noida


Signature

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



ENCLOSURE VII: - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality.

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

Signature of the Authorized Person: _____

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

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

Date: 21/9/2022

Place: Noida



PART E

VALUER'S IMPORTANT REMARKS

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



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

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

40.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

