

REPORT FORMAT: V-L2 (L&B) | Version: 9.0_2019

FILE NO. RKA/FY20-21/DDN-343

DATED:29/01/2021

VALUATION ASSESSMENT

OF

RESIDENTIAL LAND AND BUILDING

SITUATED AT

**PLOT NO. B-227, SCTOR- 4, DEFENCE COLONY, MAUZA SHAHNAGAR, PARGANA
EASTERN DOON, DEHRADUN**

OWNER/S

LT. COL. ASHOK GAUTAM S/O LATE MR. D.P. SHARMA

A/C: LT. COL. ASHOK GAUTAM S/O LATE MR. D.P. SHARMA

REPORT PREPARED FOR

STATE BANK OF INDIA, SARB BRANCH, DEHRADUN

*****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.***

Valuation TOR is available at www.rkassociates.org for reference.

***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 correct.***

VALUATION ASSESSMENT AS PER SBI FORMAT

| | |
|-------------------------------------|--|
| Name & Address of Branch: | State Bank of India, SARB Branch, Dehradun |
| Name of Customer (s)/ Borrower Unit | Lt. Col. Ashok Gautam S/o Late Mr. D.P. Sharma |

| I. | GENERAL | | | |
|----|---|-------------------------------------|---|---|
| 1. | Purpose for which the valuation is made | | For Distress Sale of mortgaged assets under NPA a/c | |
| 2. | a) | Date of inspection | 22 January 2021 | |
| | b) | Date on which the valuation is made | 29 January 2021 | |
| 3. | List of documents produced for perusal | | Documents Requested | Documents Provided |
| | | | Documents Reference No. | |
| | | | Total 04 documents requested. | Total 03 documents provided. |
| | | | Old Valuation Report | Sale Deed Nos. 2 Dated: 05/01/2016 & 27/05/2011 |
| | | | Property Title Document | Old Valuation Report Date: 23/10/2017 |
| | | | Approved Map | None |
| 4. | Name of the Owner/s | | Lt. Col. Ashok Gautam S/o Late Mr. D.P. Sharma | |
| | Address and Phone no. of the owner/s | | --- | |
| 5. | Brief description of the property | | <p>This valuation report is prepared for a residential land and building having land area 571.25 sq.mtr./ 683.20 sq.yds and total covered area 855.29 sq.mtr / 9206 sq.ft. as per the documents provided to us by the bank.</p> <p>The subject property has B+G+3 storey as per the old valuation report provided to us.</p> <p>The subject property is located in Defence Colony, Shahnagar. The subject property is located in Semi-urban area.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/</p> | |

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| | | client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort. | |
| 6. | Location of property | | |
| | a) | Plot No. / Survey No. | Plot N. B-227 |
| | b) | Door No. | Plot N. B-227 |
| | c) | T. S. No. / Village | Mauza Shahnagar |
| | d) | Ward / Taluka | -- |
| | e) | Mandal / District | District Dehradun |
| | f) | Date of issue and validity of layout of approved map / plan | Map is not provided to us. |
| | g) | Approved map / plan issuing authority | Map is not provided to us. |
| | h) | Whether genuineness or authenticity of approved map / plan is verified | Map not provided to us |
| | i) | Any other comments by our empanelled Valuers on authenticity of approved plan | NA |
| 7. | Postal address of the property | | Plot No. B-227, Sector-4, Defence Colony, Mauza Shahnagar, Pargana Eastern Doon, Dehradun. |
| 8. | a) | City / Town | Dehradun |
| | b) | Residential Area | Yes |
| | c) | Commercial Area | No |
| | d) | Industrial Area | No |
| 9. | Classification of the area | | |
| | a) | High / Middle / Poor | Defence Colony |
| | b) | Urban / Semi Urban / Rural | Semi Urban |
| 10. | Coming under Corporation limit/ Village Panchayat / Municipality | | Dehradun Municipal Corporation |
| 11. | Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area | | No |
| 12. | In case it is an agricultural land, any conversion to house site plots is contemplated | | NA |
| 13. | Boundaries of the property | | |
| | Are Boundaries matched | | Yes from the available documents |
| | Directions | As per Old Valuation report | Actual found at Site |
| | North | Road 35 ft. wide | Road 35 ft. wide |
| | South | Plot No. B-232 | Plot No. B-232 |
| | East | Khala | Khala |
| | West | Plot No. B-228 | Plot No. B-228 |
| 14.1 | Dimensions of the site | | |
| | | A | B |
| | | As per the Deed | Actuals |

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| | North | Not mentioned in the documents | Not measurable at the site |
| | South | Not mentioned in the documents | Not measurable at the site |
| | East | Not mentioned in the documents | Not measurable at the site |
| | West | Not mentioned in the documents | Not measurable at the site |
| 14.2 | Latitude, Longitude & Co-ordinates of Industrial Property | | 30°16'37.6"N 78°03'16.0"E |
| 15. | Extent of the site | | Land area 571.25 sq.mtr./ 683.20 sq.yds |
| 16. | Extent of the site considered for valuation (least of 14 A & 14 B) | | Land area 571.25 sq.mtr./ 683.20 sq.yds |
| 17. | Whether occupied by the owner / tenant? | | Property was locked at the time of site survey |
| | If occupied by tenant, since how long? | | Not Known to us |
| | Rent received per month. | | Not Known to us |

| II. CHARACTERISTICS OF THE SITE | | |
|---------------------------------|---|--|
| 1. | Classification of locality | Residential Area |
| 2. | Development of surrounding areas | -- |
| 3. | Possibility of frequent flooding / submerging | No |
| 4. | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | Yes, available within the close vicinity of subject property |
| 5. | Number of Floors | 5 (Basement + Ground + First + Second + Third Floor) as per old valuation report |
| 6. | Type of Structure | RCC framed structure with Columns and Beams |
| 7. | Type of use to which it can be put | Residential |
| 8. | Any usage restriction | No |
| 9. | Is plot in town planning approved layout? | No |
| 10. | Corner plot or intermittent plot? | None |
| 11. | Road facilities | Yes |
| 12. | Type of road available at present | Bitumen Road |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | 15 ft. wide road |
| 14. | Is it a land – locked land? | No |
| 15. | Water potentiality | Water pipelines exist in the area |
| 16. | Underground sewerage system | Yes |
| 17. | Is power supply available at the site? | Yes |
| 18. | Advantage of the site | In Defence Colony |
| 19. | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | None |

PART B**VALUATION OF LAND**

| | |
|---|---|
| Size of Plot | Land Area area 571.25 sq.mtrs / 683.20 sq.yds |
| North & South | -- |
| East & West | -- |
| Total extent of the plot | Land Area area 571.25 sq.mtrs / 683.20 sq.yds |
| Area adopted on the basis of | Sale Deeds |
| Remarks & observations, if any | No one was available to coordinate at site during site survey, thus we have adopted the area details as per the documents provided to us by bank. |
| Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | <p>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)</p> <p>1. Name: Mr. Manoj (Property Consultant) Contact No.: +91-9811168274 Size of the Property: Plot of 500 sq.yds Land Area Rates/ Price informed: Rs.20,000/- to Rs. 25,000/- per sq.yd. Comment: As per the discussion held with the above-mentioned property dealer, we came to know that the rates of residential land in the subject location are around Rs.20,000/- to Rs. 25,000/- per sq.yd.</p> <p>2. Name: Walia (Property Consultant) Contact No.: +91-9760293593 Size of the Property: Plot of 500 sq.yds Land Area. Rates/ Price informed: Rs.20,000/- to Rs.25,000/- per sq.yd. Comment: As per the discussion held with the above-mentioned property dealer, we came to know that the rates of residential land in the subject location are around Rs.20,000/- to Rs.25,000/- per sq.yd.</p> <p><i>As per our discussion with market participants and habitants of the subject locality we came to know the following information:</i></p> <p>1. <i>The prevailing market rate for residential land in the subject location is in between Rs.20,000/- per sq.yds to Rs.25,000/- per sq.yds. which depends on the, location, floor level and its facing & vastu compliance.</i></p> <p>2. <i>The government guideline rate for residential land</i></p> |

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| | | <p><i>in Defence Colony, Shah Nagar is Rs.10,000/- per sq.mtr</i></p> <p><i>Subject property is North facing on 15 ft wide road. The subject property is situated in good semi-urban locality, so we have taken the market value of the residential land as Rs.23,000/- per sq.yds. which seems to be reasonable in our view.</i></p> <p><i>As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in in the real estate market after the Pandemic subsides.</i></p> <p><i>Due to this we have taken an additional discounting factor on prevailing Pre- Lockdown market rate for arriving at the Realizable value of the subject property.</i></p> <p><i>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i></p> |
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| | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | Rs.10,000/- per sq.mtr Guideline value: Vacant Residential Land: 571.25 sq.mtr X Rs.10,000/- per sq.mtr/- Rs.57,12,500/- |
| | Assessed / adopted rate of valuation | Rs.23,000/- per sq. yd. |
| | Estimated value of land (A) | Market Value: Vacant Residential Land: 683.20 sq.yds X Rs.23,000/- per sq.yds = Rs. 1,57,13,600/- |

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PART C**VALUATION OF BUILDING**

| | | |
|-----|---|--|
| 1. | Technical details of the building | Regular masonry construction using standard quality material |
| a) | Type of Building (Residential / Commercial/ Industrial) | Residential |
| b) | Type of construction (Load bearing / RCC/ Steel Framed) | RCC load bearing structure |
| c) | Year of construction | 2018-19 |
| d) | Number of floors and height of each floor including basement, if any | 5 (B + G + First + Second + Third Floor) |
| e) | Plinth area floor-wise | NA |
| f) | Condition of the building | Average as per outside visuals only |
| i. | Interior Finishing | No information available since survey couldn't be done from inside |
| ii. | Exterior Finishing | Simple plastered walls |
| 2. | Status of Building Plans/ Maps | Cannot comment since no approved map given to us |
| g) | Date of issue and validity of layout of approved map / plan | Map not provided to us. |
| h) | Is Building as per approved Map | Can't comment since map is not provided to us. |
| i) | Whether genuineness or authenticity of approved map / plan is verified | NA |
| j) | Any other comments by our empaneled valuers on authentic of approved plan | No |
| k) | Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | NA |
| 3. | Valuation of the structure | |
| l) | Market Value of Structure | 9202.92 sq.ft. x Rs.1000/- per sq. ft. Rs.92,02,920/- |
| m) | Government Guideline of Structure | 855.29 x 12,000/- per sq.mtr x 0.970 Rs.99,55,575/- |

| SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF | | | |
|---|--|--------------|--------------|
| S.No. | Description | Ground floor | Other floors |
| 1. | Foundation | NA | NA |
| 2. | Ground Floor | NA | NA |
| 3. | Superstructure | NA | NA |
| 4. | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | NA | NA |
| 5. | RCC works | NA | NA |

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|-----|--|-----|-----|
| 6. | Plastering | NA | NA |
| 7. | Flooring, Skirting, dadoing | NA | NA |
| 8. | Special finish as marble, granite, wooden paneling, grills, etc. | NA | NA |
| 9. | Roofing including weather proof course | NA | NA |
| 10. | Drainage | Yes | Yes |

| S.No. | Description | Ground floor | Other floors |
|-------|--|--------------|--------------|
| 1. | Compound wall | Yes | NA |
| | Height | 6 ft. | NA |
| | Length | -- | NA |
| | Type of construction | RCC | RCC |
| 2. | Electrical installation | | |
| | Type of wiring | NA | NA |
| | Class of fittings (superior / ordinary / poor) | NA | NA |
| | Number of light points | NA | NA |
| | Fan points | NA | NA |
| | Spare plug points | NA | NA |
| | Any other item | NA | NA |
| 3. | Plumbing installation | | |
| | a) No. of water closets and their type | NA | NA |
| | b) No. of wash basins | NA | NA |
| | c) No. of urinals | NA | NA |
| | d) No. of bath tubs | NA | NA |
| | e) Water meter, taps, etc. | NA | NA |
| | f) Any other fixtures | NA | NA |

PART D
EXTRA ITEMS

| | | |
|----|-------------------------------------|-----------|
| 1. | Portico | NA |
| 2. | Ornamental front door | NA |
| 3. | Sit out/ Verandah with steel grills | NA |
| 4. | Overhead water tank | NA |
| 5. | Extra steel/ collapsible gates | NA |
| 6. | Total (C) | NA |

PART E**AMENITIES**

| | | |
|-----|---------------------------------|-----------|
| 1. | Wardrobes | NA |
| 2. | Glazed tiles | NA |
| 3. | Extra sinks and bath tub | NA |
| 4. | Marble / Ceramic tiles flooring | NA |
| 5. | Interior decorations | NA |
| 6. | Architectural elevation works | NA |
| 7. | Paneling works | NA |
| 8. | Aluminum works | NA |
| 9. | Aluminum hand rails | NA |
| 10. | False ceiling | NA |
| | Total (D) | NA |

PART F**MISCELLANEOUS**

| | | |
|----|---------------------------|-----------|
| 1. | Separate toilet room | NA |
| 2. | Separate lumber room | NA |
| 3. | Separate water tank/ sump | NA |
| 4. | Trees, gardening | NA |
| | Total (E) | NA |

PART G**SERVICES**

| | | |
|----|-------------------------------|-----------|
| 1. | Water supply arrangements | NA |
| 2. | Drainage arrangements | NA |
| 3. | Compound wall | NA |
| 4. | C. B. deposits, fittings etc. | NA |
| 5. | Pavement | NA |
| | Total (F) | NA |

PART H**CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET**

| S.No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
|-------|---|-------------------------------|--|
| 1. | Land (A) | Rs. 57,12,500/- | Rs. 1,57,13,600/- |
| 2. | Structure Construction Value (B) (B) | Rs.99,55,575/- | Rs. 92,02,920/- |
| 3. | Extra Items (C) | --- | --- |
| 4. | Amenities (D) | --- | --- |
| 5. | Miscellaneous (E) | --- | --- |
| 6. | Services (F) | --- | --- |
| 7. | Total Add (A+B+C+D+E+F) | Rs.1,56,68,075 | Rs. 2,49,16,520/- |
| 8. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 9. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 10. | Total Indicative & Estimated Prospective Fair Market Value[#] | Rs.1,56,68,075 | Rs.2,49,16,520/- |
| 11. | Rounded Off | --- | Rs.2,49,00,000/- |
| 12. | Expected Realizable Value[^] (@ ~15% less) | --- | Rs.2,11,65,000/- |
| 13. | Expected Forced Distress Sale Value[*] (@ ~25% less) | --- | Rs.1,86,75,000/- |
| 14. | Valuation of structure for Insurance purpose | NA | NA |

(RUPEES TWO CRORES FORTY NINE LAKHS ONLY)

| | | |
|-----|---|--|
| i. | Justification for more than 20% difference in Market & Circle Rate | Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors |
| ii. | Concluding comments & Disclosures if any | <ol style="list-style-type: none"> 1. The Fair Market Value of Land is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach' 2. However, presently the property market is not under a free-market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a |

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| | | <p>substantial discount to the rates prevailing before the Covid Pandemic. Thus, the Realizable Value in this Report has been adopted based on this consideration.</p> <p>3. This Valuation report is prepared based on 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.</p> <p>4. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>5. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>6. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p> |
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| DECLARATION BY VALUER FIRM | | | | |
|----------------------------|--|---|---|---------------------|
| i. | As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 2,49,00,000/- (Rs. Two Crores Forty Nine Lakhs only). The Realizable value of the above property is Rs.2,11,65,000/- (Rupees <u>Two Crores Eleven Lakhs Sixty Five Thousand</u> only). The book value of the above property as of <u>XXX</u> is Rs. <u>XXX</u> (Rupees <u>XXX</u> only) and the distress value Rs. 1,86,75,000/- (Rupees One Crores Eighty Six Lakhs Seventy Five Thousand only). | | | |
| ii. | Name & Address of Valuer company | M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida | | |
| iii. | Enclosed Documents | S.No | Documents | No. of Pages |
| | | i. | General Details | 02 |
| | | ii. | Screenshot of the price trend references of the similar related properties available on public domain | 00 |
| | | iii. | Google Map | 01 |
| | | iv. | Photographs | 02 |
| | | v. | Copy of Circle Rate | 02 |
| | | vi. | Survey Summary Sheet | 02 |
| | | vii. | Valuer's Remark | 02 |
| | | viii. | Copy of relevant papers from the property documents referred in the Valuation | 03 |
| iv. | Total Number of Pages in the Report with Enclosures | 31 | | |
| v. | Engineering Team worked on the report | SURVEYED BY: AE Deepak Joshi | | |
| | | PREPARED BY: AE Luckee Yadav | | |

VALUATION ASSESSMENT

LT. COL. ASHOK GAUTAM S/O LATE MR. D.P. SHARMA

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| | | REVIEWED BY: HOD Valuations | |

| DECLARATION BY BANK | | |
|---------------------|---|--|
| i. | The undersigned has inspected the property detailed in the Valuation Report dated____on_____. We are satisfied that the fair and reasonable market value of the property is Rs.__(Rs. __only). | |
| ii. | Name of Bank of Manager | |
| iii. | Name of Branch | |
| iv. | Signature | |

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ANNEXURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

| | |
|------|---|
| i. | Qualification in TIR/Mitigation Suggested, if any: Cannot comment since copy of TIR is not provided to us |
| ii. | Is property SARFAESI compliant: Yes |
| iii. | Whether property belongs to social infrastructure like hospital, school, old age home etc.: No |
| iv. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, already mortgaged |
| v. | Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found. |
| vi. | Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR. <ol style="list-style-type: none"> 1. This Valuation report is prepared based on 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. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end. 2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report. 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation. |

R.K ASSOCIATES 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 or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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.

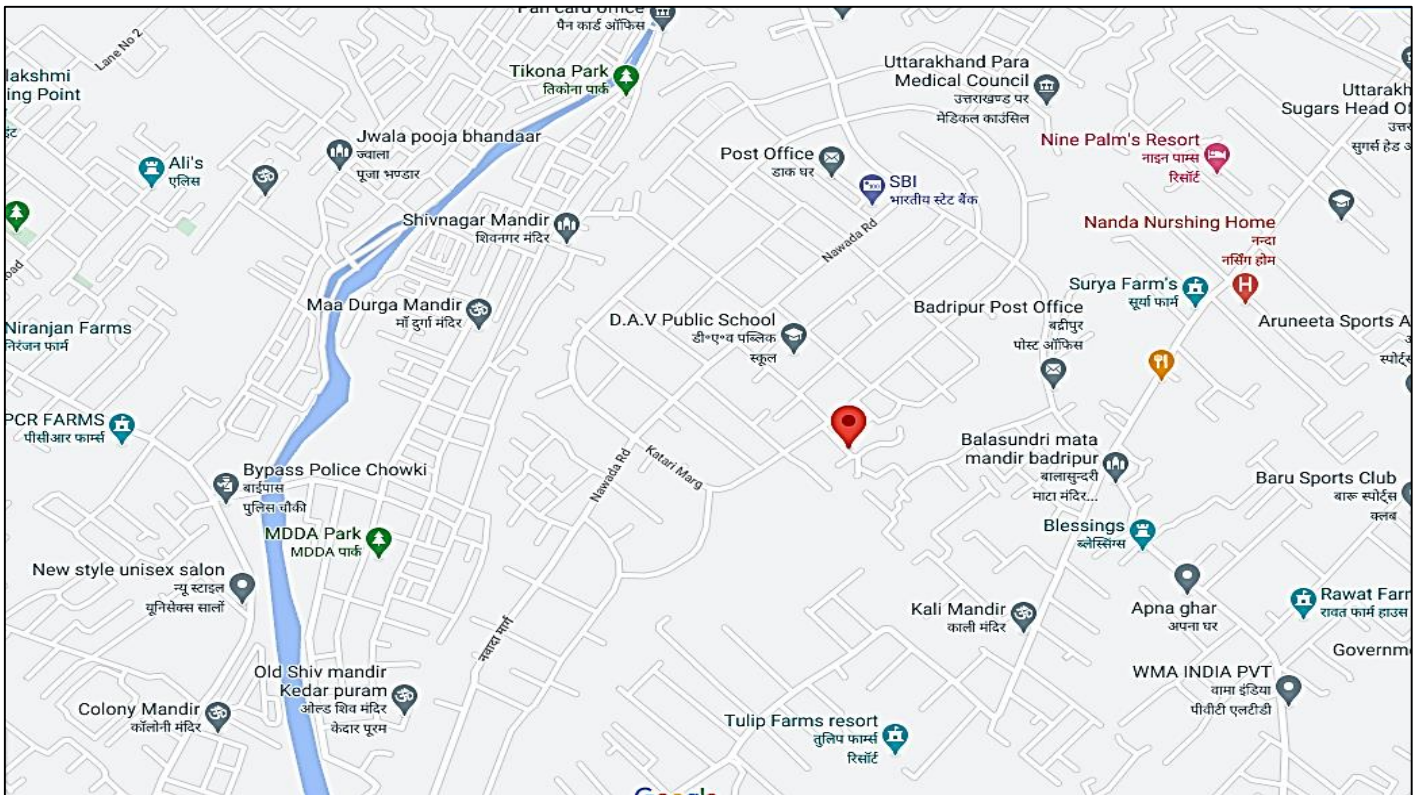
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

(No reference is available for price trend on public domain for subject location)

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ANNEXURE: III – GOOGLE MAP LOCATION



ANNEXURE: IV – PHOTOGRAPHS OF THE PROPERTY





ANNEXURE: V- COPY OF CIRCLE RATE

| नगरीय क्षेत्र निबंधन उप-जिला देहरादून (प्रमुख मार्गों से 350 मीटर की दूरी को छोड़कर) | | | | | | | | |
|---|---|---|--|---|---|---------------------------|---|--------|
| क्रमांक | प्रमुख मार्ग / मोहल्ले / 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 प्लेट (सुपर एरिया दर रु० प्रति वर्ग मीटर) | वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्ग मीटर) | | गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमी०) | |
| | | | | | दुकान / रेस्टोरेन्ट / कार्यालय | अन्य वाणिज्यिक प्रतिष्ठान | लिनडर पोश | टीनपोश |
| 16 | | प्रेमपुर माफ़ी | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 17 | | लोहारवाला | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 18 | | गोपीवाला | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 19 | | धरतावाला | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 20 | | डुगलगांव | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 21 | | थानीगांव | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 22 | | गढी कैंन्ट | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 23 | | कौलागढ मय चक भूड | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 24 | | चक शाहनगर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 25 | | शाहनगर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 26 | | शाहपुर सन्तार | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 27 | | इन्दरपुर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 28 | | कैदारपुर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 29 | | चक डालनवाला | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 30 | | प्रमपुर डांडा | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 31 | | डिफेंस कालोनी, शाहनगर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 32 | | एम०डी०डी०ए० कालोनी अजबपुर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 33 | | एम०डी०डी०ए० कालोनी कैदारपुर | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 34 | | अजबपुर चक-2 (चक अजबपुरकला) | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 35 | | अजबपुर चक-1 (चक अजबपुरकला) | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 36 | | अजबपुर खुर्द | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 37 | | ब्रहमावाला | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 38 | | चिडोवाली | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |
| 39 | | घोरण खारा | 10000 | 24000 | 60000 | 54000 | 12000 | 10000 |

(बीर सिंह बुदियाल)
 अपर जिलाधिकारी (वित्त एवं राजस्व)
 देहरादून

VALUATION ASSESSMENT

LT. COL. ASHOK GAUTAM S/O LATE MR. D.P. SHARMA

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

(बीर सिंह बुदियाल)
अपर निदेशाधिकारी (वित्त एवं राजस्व)
देहरादून

ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- a I am a 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 my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 29/1/2021 is true and correct to the best of my 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 22/1/2021 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 I have not been levied a penalty 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 I 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 me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I 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 my 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 I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

Date: 29/1/2021

Place: Noida

Signature

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

ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour 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 insofar 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 Valuer: _____

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

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

Date: 29/1/2021

Place: Noida

ENCLOSURE: VI – VALUER’S REMARKS

| | |
|-----|---|
| 1. | This Valuation report is prepared based on 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. Verification or cross checking of the documents provided to us from the originals has not been done at our end. |
| 2. | Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. |
| 3. | 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. |
| 4. | Value varies with the Purpose/ Date/ Condition 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. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation. |
| 5. | 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 documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> . |
| 6. | This Valuation report is prepared based on the facts of the property 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 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 World economy, Usability prospects of the property may change, etc. 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. |
| 7. | Valuation of the same asset/ property can fetch different values in different 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 market 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, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation. |
| 8. | Getting cizra map or coordination with revenue officers for site identification is not done at our end. |
| 9. | Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification 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. |
| 10. | 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. |
| 11. | 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 must be approved in all respect.. |

VALUATION ASSESSMENT

LT. COL. ASHOK GAUTAM S/O LATE MR. D.P. SHARMA

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|-----|--|
| 12. | 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 when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation. |
| 13. | 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. |
| 14. | 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 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 make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction. |
| 15. | 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. |
| 16. | 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. |
| 17. | 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. |
| 18. | Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above. |
| 19. | R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property. |
| 20. | 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. |
| 21. | 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 it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. |
| 22. | 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. |