

REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0_Nov.2022

CASE NO. VIS(2022-23)-PL390-305-567

Dated: 02.11.2022

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

PLOT NO. 12, SECTOR- 125, NOIDA, DISTRICT- GAUTAM BUDH NAGAR,
UTTAR PRADESH

■ 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

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, CONNAUGHT PLACE, NEW DELHI

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

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

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

CORPORATE OFFICE:

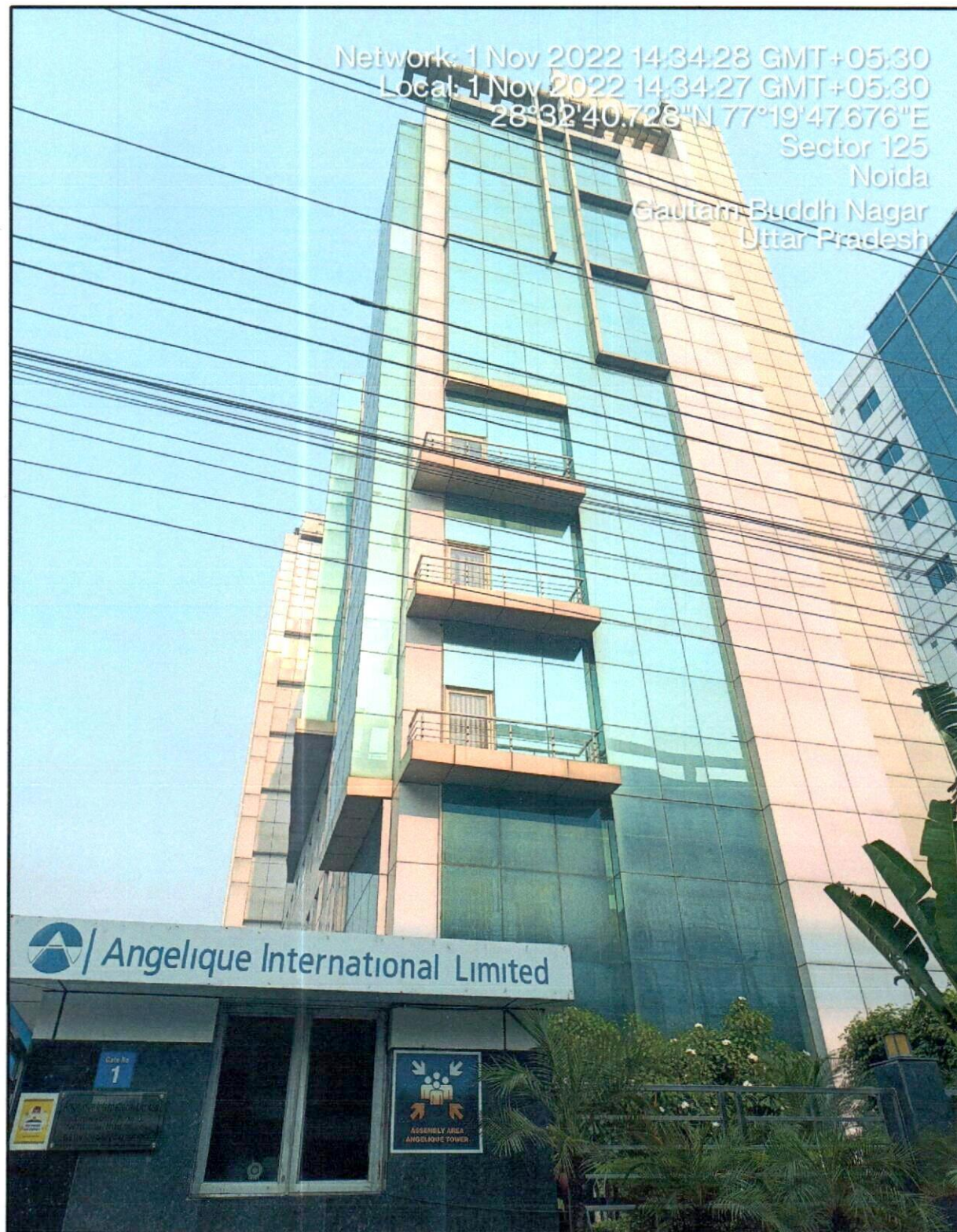
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
PLOT NO. 12, SECTOR- 125, NOIDA, DISTRICT- GAUTAM BUDH NAGAR,
UTTAR PRADESH

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

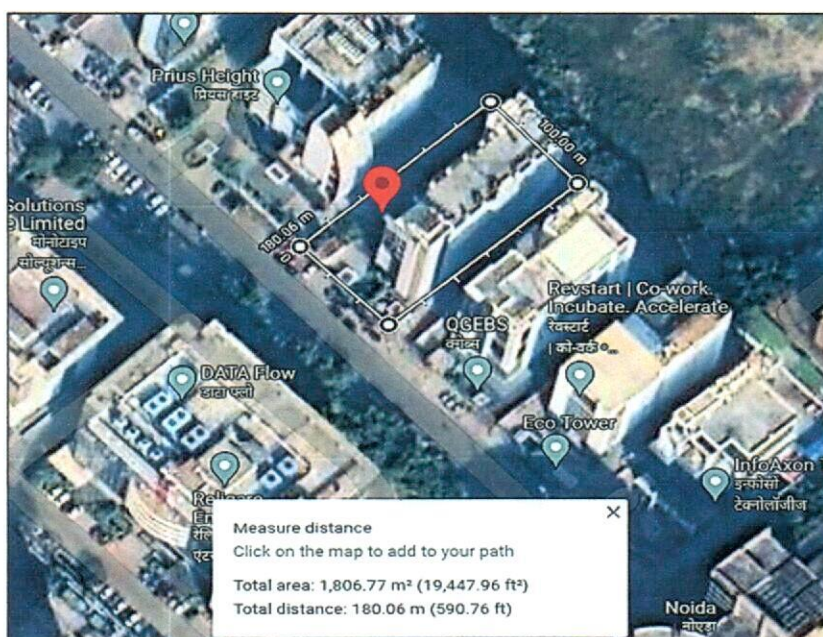
Name & Address of Branch	State Bank Of India, Overseas Branch, Connaught Place, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Angelique International Ltd.
Work Order No. & Date	Dated 17 th October, 2022

S.N O.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Angelique International Ltd. (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Registered office: 104-107, Hemkunt Tower, 1 st Floor, 98, Nehru Place, New Delhi						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	1st November, 2022						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Virender Choudhary</td><td>Company Employee</td><td>9717284272</td></tr> </table>	Name	Relationship with Owner	Contact Number	Virender Choudhary	Company Employee	9717284272
Name	Relationship with Owner	Contact Number						
Virender Choudhary	Company Employee	9717284272						
d.	Date of Valuation Report	2 nd November, 2022						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	Property built by owner's themselves						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This Valuation report is prepared for the office building, owned by M/s. Angelique International Ltd, situated at the aforesaid address on a land measuring 1800 sq mtr. This whole built up property was purchased by virtue of a Transfer Deed dated December 19, 2008. We have also measured the total land area through satellite tools and area seems to match with the area mentioned in the documents. The same screenshot has been attached below:



The subject property is a Basement + Ground + 8 storied building structure used for office purpose. According to the Transfer Deed, the constructed area in the building are as follows:

Basement: 944.85 sq. mtr.
Ground Floor: 567.36 sq. mtr.
Upper 8 Floors: 4538.88 sq. mtr.

Total Constructed Area: 6051.09 sq. mtr.

But according to the sanctioned building plan total constructed area (FAR + NON FAR) is 5805 sq. mtr. So we have considered constructed area as 5805 sq. mtr. For valuation purposes. The screenshot of the same has been attached below:

AREA CHART						
FLOORS	TOTAL COV.	SERVICES	CUTOFF	REFUGE AREA	F.A.R.	NON F.A.R.
BASEMENT	945.0 Sqm.	—	—	—	—	945.0 Sqm.
STILT/GR.	540.0 Sqm.	—	—	—	52.22 Sqm.	487.78 Sqm.
FIRST	540.0 Sqm.	48.6 Sqm.	48.91 Sqm.	—	442.49 Sqm.	—
SECOND	540.0 Sqm.	48.6 Sqm.	48.91 Sqm.	—	442.49 Sqm.	—
THIRD	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
FOURTH	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
FIFTH	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
SIXTH	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
SEVENTH	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
EIGHTH	540.0 Sqm.	48.6 Sqm.	7.6 Sqm.	40.0 Sqm.	443.8 Sqm.	—
TOTAL	5805.0 Sqm.	388.8 Sqm.	143.42 Sqm.	240.0 Sqm.	3600.0 Sqm.	1432.78 Sqm.

During site survey our surveyor was not allowed to take sample measurement in any other floor except ground floor. Area of ground floor turns out to be same as what mentioned in the approved building plan. So, we are considering the area mentioned in the building plan for valuation purposes.

According to the Transfer Deed, Completion Certificate has been issued for this building by NOIDA on July 02, 2008. The subject property is around 750 mtr from Noida-Greater Noida Expressway, in a fast developing commercial sector of Noida. The building is well maintained with Glass Façade in elevation and good interiors with Central AC system.

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.

In case of discrepancy in the address/ property number 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 the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.			
a. Location attribute of the property			
i.	Nearby Landmark	Building of Kotak Mahindra Bank, Amity University.	
ii.	Postal Address of the Property	Plot No. 12, Sector-125, Noida, District Gautam Budh Nagar, Uttar Pradesh	
iii.	Type of Land	Solid Land/ on road level	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°32'42.0"N 77°19'48.8"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Noida- Greater Noida Expressway	Approx. 150 ft. wide
	(b) Front Road Name & width	Sector 125 Road	Approx. 60 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	On road	
vii.	Description of adjoining property	All adjacent properties are used for commercial purpose	
viii.	Plot No. / Survey No.	12	
ix.	Zone/ Block	Commercial	Sector 125
x.	Sub registrar	Noida	
xi.	District	Gautam Budh Nagar	
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	Documents Requested	Documents Provided
		Total 05 documents requested.	Total 02 documents provided
		Property Title document	Transfer Deed
		Approved Building Plan	Approved Building Plan
		Copy of TIR	None
		Last paid Electricity Bill	Last paid Electricity Bill
		Last paid Municipal Tax Receipt	None
	(b) Documents provided by	Owner's representative	
		Name	Relationship with Owner
		Nikunj Bansal	Employee
			Contact Number
			+91-9654158369

(c) Identification procedure followed of the property	<input type="checkbox"/>	Identified by the owner		
	<input checked="" type="checkbox"/>	Identified by owner's representative		
	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
	<input checked="" type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
	<input type="checkbox"/>	Enquired from local residents/ public		
	<input type="checkbox"/>	Identification of the property could not be done properly		
	<input type="checkbox"/>	Survey was not done		
(d) Type of Survey	Half Survey (Approximate sample random measurement verification from outside only & photographs), since couldn't get access of inside.(photos and measurements are taken from ground floor only)			
(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property -----			
(g) City Categorization	Scale-B City		Urban	
(h) Characteristics of the locality	Good		Within main city	
(i) Property location classification	On Wide Road		Near to Highway	None
(j) Property Facing	South Facing			
b. Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction	
			Covered Area	
	1800 sq.mtr.		5805 sq. mtr. / 62,485 sq. ft.	
c. Boundaries schedule of the Property				
i.	Are Boundaries matched		Yes from the available documents	
ii.	Directions	As per Sale Deed/TIR		Actual found at Site
	East	Plot no. 12A		Plot no. 12A
	West	Plot no. 10 & 11		Plot no. 10 & 11
	North	Amity University		Amity University
	South	18m. wide road		18m. wide road
3. TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use		Commercial	
i.	Any conversion of land use done		No. It's an authority allotted plot on Lease	
ii.	Current activity done in the property		Used for Commercial purpose (IT services)	
iii.	Is property usage as per applicable zoning		Yes, used as commercial as per zoning	
iv.	Any notification on change of zoning regulation		No information available	
v.	Street Notification		Commercial & Institutional	



b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
i.	FAR/FSI	3,600 sq.mtr.	3,600 sq.mtr.
ii.	Ground coverage	540 sq. mtr.	540 sq.mtr.
iii.	Number of floors	No limits (mentioned in the by laws)	Basement + Ground + 8 floors
iv.	Height restrictions	No limits No limits (mentioned in the by laws)	41 mtr.
v.	Front/ Back/Side Setback	No information available	----
vi.	Status of Completion/ Occupational certificate	No information provided	No information provided
c.	Comment on unauthorized construction if any	No, since Completion Certificate has been obtained from NOIDA	
d.	Comment on Transferability of developmental rights	Lease hold, Transferable subject to NOC	
e.	i. Planning Area/ Zone	Noida Master Plan	
	ii. Master Plan Currently in Force	NOIDA Master Plan - 2021	
	iii. Municipal Limits	NOIDA	
f.	Developmental controls/ Authority	New Okhla Industrial Development Authority (NOIDA)	
g.	Zoning regulations	Commercial & Institutional	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for commercial & institutional purpose	
i.	Comment of Demolition proceedings if any	Not in our knowledge	
i.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
j.	Any other aspect	---	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY

a.	Ownership documents provided	Transfer Deed	None	None
b.	Names of the Legal Owner/s	M/s. Angelique International Ltd.		
c.	Constitution of the Property	Lease hold, transferable subject to NOC		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Lease hold, Transferable subject to NOC		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	State Bank of India	
j.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	Not Known to us	NA	
k.	Building plan sanction:			
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us		
	ii. Authority approving the plan	NOIDA		



	iii. Any violation from the approved Building Plan	No	Since completion certificate is issued by NOIDA
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	No information available
		Water Tax	No information available
		Electricity Bill	No information available
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Information not available. Please confirm from the owner.	
	iv. Property or Tax Id No.	Not provided	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not made available to us	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	Owner	

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

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	Please ask to the company
f.	Security charges, etc.	Please ask to the company
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels,	Commercial area



	location of slums/squatter settlements nearby, etc.						
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.				No		
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
a.	Description of the functionality & utility of the property in terms of:						
	i.	Space allocation			Yes		
	ii.	Storage spaces			Yes		
	iii.	Utility of spaces provided within the building			Yes		
	iv.	Car parking facilities			Yes		
	v.	Balconies			No		
b.	Any other aspect						
	i.	Drainage arrangements			Yes		
	ii.	Water Treatment Plant			No		
	iii.	Power Supply arrangements	Permanent		Yes		
			Auxiliary		Yes, D.G sets		
	iv.	HVAC system			Yes		
	v.	Security provisions			Yes/ Private security guards		
	vi.	Lift/ Elevators			Yes		
	vii.	Compound wall/ Main Gate			Yes		
	viii.	Whether gated society			No		
	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	No	No	Yes	Yes		
8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply			Yes from municipal connection		
	ii.	Sewerage/ sanitation system			Underground		
	iii.	Storm water drainage			Yes		
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management			Yes, by the local Authority		
	ii.	Electricity			Yes		
	iii.	Road and Public Transport connectivity			Yes		
	iv.	Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity		
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 100 meter	~ 5.5 km.	~4.5 km.	~2 km.	~ 13 km.	~2 km.	~32 km.
	Availability of recreation facilities (parks, open spaces etc.)			No, This area falls in suburbs of the main city. Recreational facilities are not available in vicinity.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY			
a.	Marketability of the property in terms of			
	i. Location attribute of the subject property	Good		
	ii. Scarcity	Similar kind of properties are not easily available in this area.		
	iii. Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.		
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
b.	Any other aspect which has relevance on the value or marketability of the property		Property is located on main road.	
	i. Any New Development in surrounding area	No	NA	
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction	Structure RCC Framed structure	Slab Reinforced Cement Concrete	Walls Brick walls
b.	Material & Technology used	Material Used Grade A material		Technology used RCC Framed structure
c.	Specifications			
	i. Roof	Floors/ Blocks Please refer to the building sheet attached	Type of Roof Please refer to the building sheet attached	
	ii. Floor height	Please refer to the building sheet attached		
	iii. Type of flooring	Vitrified tiles, Granite, Simple marble		
	iv. Doors/ Windows	Glass doors and windows fixed on Aluminium panels.		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class A construction (Very Good) External - Class A construction (Very Good)		
	vi. Interior Finishing & Design	Ordinary regular architecture, High class finishing, Neatly plastered and putty coated walls		
	vii. Exterior Finishing & Design	Aluminium composite panel , High class finishing, Architecturally designed & elevated		
	viii. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.		
	ix. Class of electrical fittings	Internal / High quality fittings used		
	x. Class of sanitary & water supply fittings	Internal / High quality fittings used		
d.	Maintenance issues	No maintenance issue, structure is maintained properly		
e.	Age of building/ Year of construction	Approx. 15 years		Around year-2007
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years		Approx. 50-55 years subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation		

h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
j.	Visible damage in the building if any	No visible damages in the structure
k.	System of air conditioning	Fully centrally AC
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm
m.	Copies of the plan and elevation of the building to be included	Only copy of sanctioned building site plan was provided by the owner. However plan is large so can't be enclosed. Elevation Plans not provided.
11. ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not known to us
b.	Provision of rainwater harvesting	Not known to us
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure
13. VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs.13,74,75,000/-
	1. Land	Rs.5,04,00,000/-
	2. Building	Rs.8,70,75,000/-
	ii. Indicative Prospective Estimated Fair Market Value	Rs.27,74,00,000/-
	iii. Expected Estimated Realizable Value	Rs.23,57,90,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.20,80,50,000/-
	v. Valuation of structure for Insurance purpose	---



e.	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 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.
	ii.	Details of last two transactions in the locality/ area to be provided, if available	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 in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration		<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Harshit Mayank has visited the subject property on 1/11/2022 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
15.	ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude		Google Map enclosed with coordinates
b.	Building Plan		Enclosed with the report
c.	Floor Plan		Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site		Owner's representative photograph with the property is enclosed with the report along with property other photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office		Sanctioned building plan provided but not attached with the report due to large size
f.	Google Map location of the property		Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.		Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)		<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p>



		<ul style="list-style-type: none"> iv. References on price trend of the similar related properties available on public domain, if available v. Photographs of the property vi. Copy of Circle Rate vii. Important property documents exhibit viii. Annexure: VI - Declaration-Cum-Undertaking ix. Annexure: VII - Model Code of Conduct for Valuers x. Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	44



ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	1800 sq.mtr	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Land area considered as per the transfer deed and approved building plan provided to us. We have also cross checked the land area at the time of site survey and with satellite tool measurement and it matches with the land area mentioned in the document.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	5805 sq. mtr.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the transfer deed the constructed area is 6051.09 sq. mtr but as per approved building plan the covered area is 5805 sq. mtr. So we have considered 5805 sq. mtr. as the covered area for valuation purposes. During site survey our surveyor was not allowed to take sample measurement in any other floor except ground floor. Area of ground floor turns out to be same as what mentioned in the approved building plan. So, we are considering the area mentioned in the building plan for valuation purposes.	

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.




ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

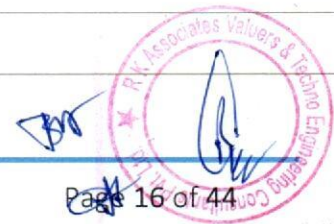
1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		17 October 2022	1 October 2022	2 November 2022	2 November 2022
ii.	Client	State Bank Of India, Overseas Branch, Connaught Place, New Delhi			
iii.	Intended User	State Bank Of India, Overseas Branch, Connaught Place, New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done			
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Half Survey (Approximate sample random measurement verification from outside only & photographs),			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	COMMERCIAL	COMMERCIAL LAND & BUILDING
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State Reason: Asset under free market transaction state		





vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	
		Commercial	Commercial	Commercial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. depts. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	High Class (Very Good)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Medium	Good Layout - Not Applicable	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	Road Facing	Basement + Ground + 8 story building
		Urban developing	High End	Near to Highway	
			Within urban developing zone	None	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Commercial area & Institutional Area			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	Yes	Other commercial building are in progress		
xv.	Any specific advantage in the property	The subject property located in the midst of well-developed Noida Sector-125 Area			
xvi.	Any specific drawback in the property	No			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No, only for commercial purpose			



xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary	
xx.	Is the property merged or colluded with any other property	No	
		Comments: None	
xxi.	Is independent access available to the property	Clear independent access is available	
xxii.	Is property clearly possessable upon sale	Yes	
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>	
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>	
xxv.	Approach & Method of Valuation Used	<p align="center">Land</p> <p align="center">Approach of Valuation</p> <p align="center">Market Approach</p> <p align="center">Method of Valuation</p> <p align="center">Market Comparable Sales Method</p>	<p align="center">Method of Valuation</p> <p align="center">Market Comparable Sales Method</p>
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)	
xxvii.	<p>Market Comparable</p> <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: Daamri Group</p> <p>Contact No.: +91-8929120100</p> <p>Nature of reference: Property Consultant</p> <p>Size of the Property: 1800 sq. mtr. plot size with 36,000 sq. ft. built up area.</p> <p>Location: Sector 125, Noida</p> <p>Rates/ Price informed: Around Rs. 35 Cr.</p> <p>Any other details/ Discussion held: As per the discussion with the property dealer it is a 2B+S+G+7 Floors building with 100 % back up facilities available, situated in sector 125, suitable for Grade A office /IT/ ITES. Asking price is ~ Rs.35 Cr.</p> <p>2 Name: Mr. Akaash Prithvee</p> <p>Contact No.: +91-8595363451</p> <p>Nature of reference: Property Consultant</p> <p>Size of the Property: 6,000 sq.mtr with 2,15,000 sq. ft. built up area.</p> <p>Location: Sector 125, Noida</p> <p>Rates/ Price informed: Rs. 77 Cr.</p> <p>Any other details/ Discussion held: As per the discussion with the property dealer it is a 2,15,000 sq. ft.(built up area) building situated in sector 125 with 6000 sq. mtr. of land area. Selling price of this building will be ~ Rs. 77 Cr.</p> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>	
xxviii.	Adopted Rates Justification	The location of the subject property is in the midst of developing area of Noida Sector 125 and demand of the commercial plots is good. The subject land property is fully developed and being used for the office purpose by the	

concerned company. As per the present market survey & verbal communication with habitants and market participants of subject location we got the following information: -

1. The market rates for commercial plots will depend upon the size, location & shape.
2. There are two types of plots on which sale purchase take place i.e. I.T enabled services plot and Commercial corporate plot.
3. The general land rate for I.T enabled services plot is between Rs.85,000/- to Rs.1,10,000/- per sq.mtr.
4. Circle Rate for I.T enabled services land at Sector-125 is Rs.28,000/- per sq.mtr
5. The subject property is located in the midst of developing area of sector-125 Noida and construction of other commercial buildings are in progress. And aforesaid project land shape is rectangular, area of land is medium, useful for office purpose & its allotted for I.T enabled services as per the lease deed provided to us by the bank.

Hence taking into consideration all these factors like size and shape of the plot, location of the property, market condition, and its allotment for I.T enabled services we are of the view that the appropriate rate range for such a land parcel cumulatively can be considered between Rs.85,000/- to Rs.1,10,000/- per sq.mtr. and for the valuation purpose we have adopted Rs.1,00,000/- per sq. mtr. which appears to be reasonable in our view.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.
Related postings for similar properties on sale are also annexed with the Report wherever available.

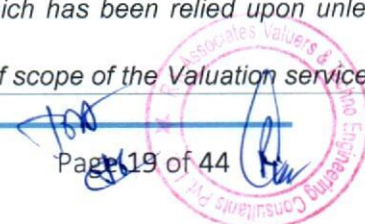
xxix. **Other Market Factors**

Current Market condition	Normal	
	Remarks: ---	
	Adjustments (-/+): 0%	
Comment on Property Salability Outlook	Easily sellable	
	Adjustments (-/+): 0%	
Comment on Demand & Supply in the Market	Demand	Supply
	Good	Low
	Remarks: Good demand of such properties in the market	
	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	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.
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		<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> <p>Adjustments (-/+): 0%</p>
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.1,00,000/- per sq. mtr.
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working	<ul style="list-style-type: none"> 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.



	<ul style="list-style-type: none"> 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 <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
xxxvi.	SPECIAL ASSUMPTIONS None
xxxvii.	LIMITATIONS None



3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.28,000/- per sq.mtr	Rs.85,000/- to Rs. 1,10,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.28,000/- per sq.mtr	Rs.1,00,000/- per sq.mtr
c.	Total Land Area considered (documents vs site survey whichever is less)	1800 sq.mtr.	1800 sq.mtr.
d.	Total Value of land (A)	1800 sq.mtr. x Rs.28,000/- per sq.mtr	1800 sq.mtr. x Rs.1,00,000/- per sq.mtr
		Rs. 5,04,00,000/-	Rs.18,00,00,000/-

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

BUILDING VALUATION OF M/S. ANGELIQUE INTERNATIONAL LTD. SECTOR 125, NOIDA										
SR. No.	Floor	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)	Depreciated Replacement Market Value (INR)
1	Basement	RCC framed pillar beam column on RCC slab	10172	13	2007	2022	15	60	₹ 1,400	₹ 1,10,36,598
2	Ground Floor/ Stilt	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,600	₹ 72,07,574
3	First Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
4	Second Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
5	Third Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
6	Fourth Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
7	Fifth Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
8	Sixth Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
9	Seventh Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
10	Eight Floor	RCC framed pillar beam column on RCC slab	5813	13	2007	2022	15	60	₹ 1,500	₹ 67,57,101
TOTAL			62,485							₹ 7,23,00,981
Remarks:										
1. All the details pertaining to the building area statement such as area, floor, etc has been taken from approved building plan provided by the client										
2. All the structure that has been taken in the area statement belonging to M/s. Angelique International Ltd.										
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)	Glass facade work & Aluminum panel cladding	Rs.1,25,00,000/-
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.)	1)Lump Sum value of Centralized AC in Building 2)Lump Sum value of lifts	Rs.80,00,000/- Rs. 36,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	Lump Sum value of boundary wall	Rs.10,00,000/-
e.	Depreciated Replacement Value (C)		Rs. 2,51,00,000/-
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 5,04,00,000/-	Rs.18,00,00,000/-
2.	Total BUILDING & CIVIL WORKS (B)	Rs.15,000/- per sq. mtr. X 5805sq. mtr. = Rs.8,70,75,000/-	Rs.7,23,00,981/-
3.	Additional Aesthetic Works Value (C)	---	Rs.2,51,00,000/-
4.	Total Add (A+B+C)	Rs.13,74,75,000/-	Rs.27,74,00,981/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs.13,74,75,000/-	Rs.27,74,00,981/-
8.	Rounded Off	Rs.13,74,75,000/-	Rs.27,74,00,000/-

9.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Thirteen Crore Seventy Four Lakh Seventy Five Thousand Only	Rupees Twenty Seven Crore Seventy Four Lakh Only
10.	Expected Realizable Value (@ ~15% less)	---	Rs.23,57,90,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.20,80,50,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
14.	IMPORTANT KEY DEFINITIONS		
	<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>		

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

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

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available

- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: X- 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.

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




IF REPORT IS USED FOR BANK/ FIs

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

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

Valuation Terms of Services & Valuer's Important Remarks are available at

www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Harshit Mayank	Babul Akhtar Gazi	Rajani Gupta
		

ENCLOSURE: III – GOOGLE MAP LOCATION



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

99acres India's No. 1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Noida > Ready to move Office Space for sale in Noida > Ready to move Office Space for sale in Sector-125 Noida

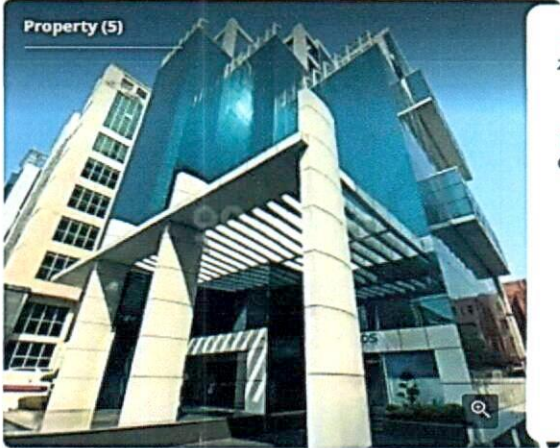
₹30 Cr @ 8,333 per sq.ft.
Estimated EMI ₹ 23,96,112

Ready to move office space for sale
in Sector-125 Noida, . Noida, U P

RERA STATUS NOT AVAILABLE Website: <http://up-rera.in/>

Overview Dealer Details Recommendations Articles

Property (5)



Number of seats
20 - 400 seats

Carpet Area
36000 sq.ft. ✓
(3344.51 sq.m.)

Meeting rooms & cabins
6 meeting rooms and 10 cabins available

99acres India's No. 1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Noida > Bare shell Office Space for sale in Noida

₹25 Cr @ 4,807 per sq.ft.
Estimated EMI ₹ 19,96,760

Bare shell office space for sale
in Sector-126 Noida, . Noida, U P

RERA STATUS NOT AVAILABLE Website: <http://up-rera.in/>

Overview Dealer Details Recommendations Articles

Property (0)

Explore Locality Photos/Videos

Super Builtup Area
52000 sq.ft. ✓
(4830.96 sq.m.)

Walls and doors
Wall are not in place and doors are in place

Photos not shared by advertiser
[Request Photos](#)

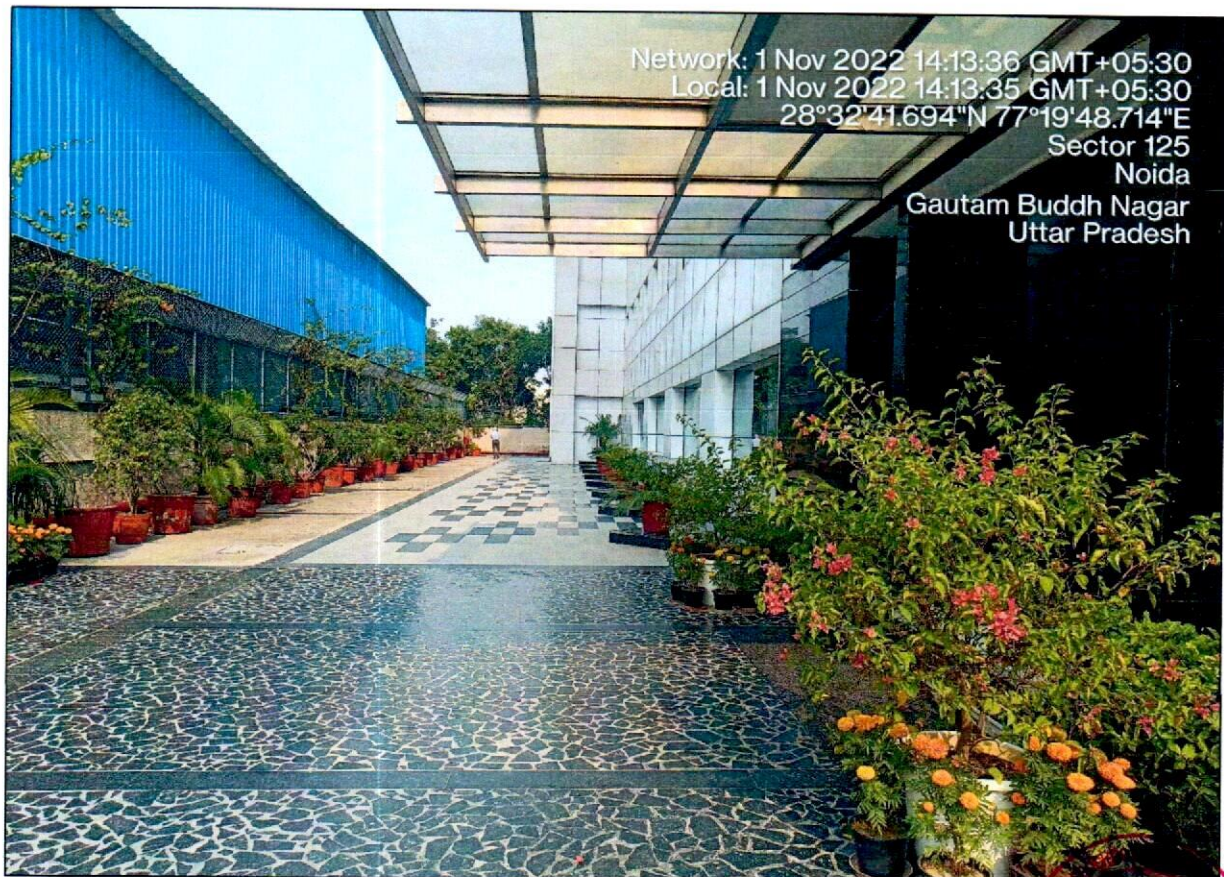
Places nearby
Sector-126, Sector-126 Noida, Noida, U P

Urban Health Centre Raipur Aditya techpark HCL cafeteria Food corner KKMII Stratford University

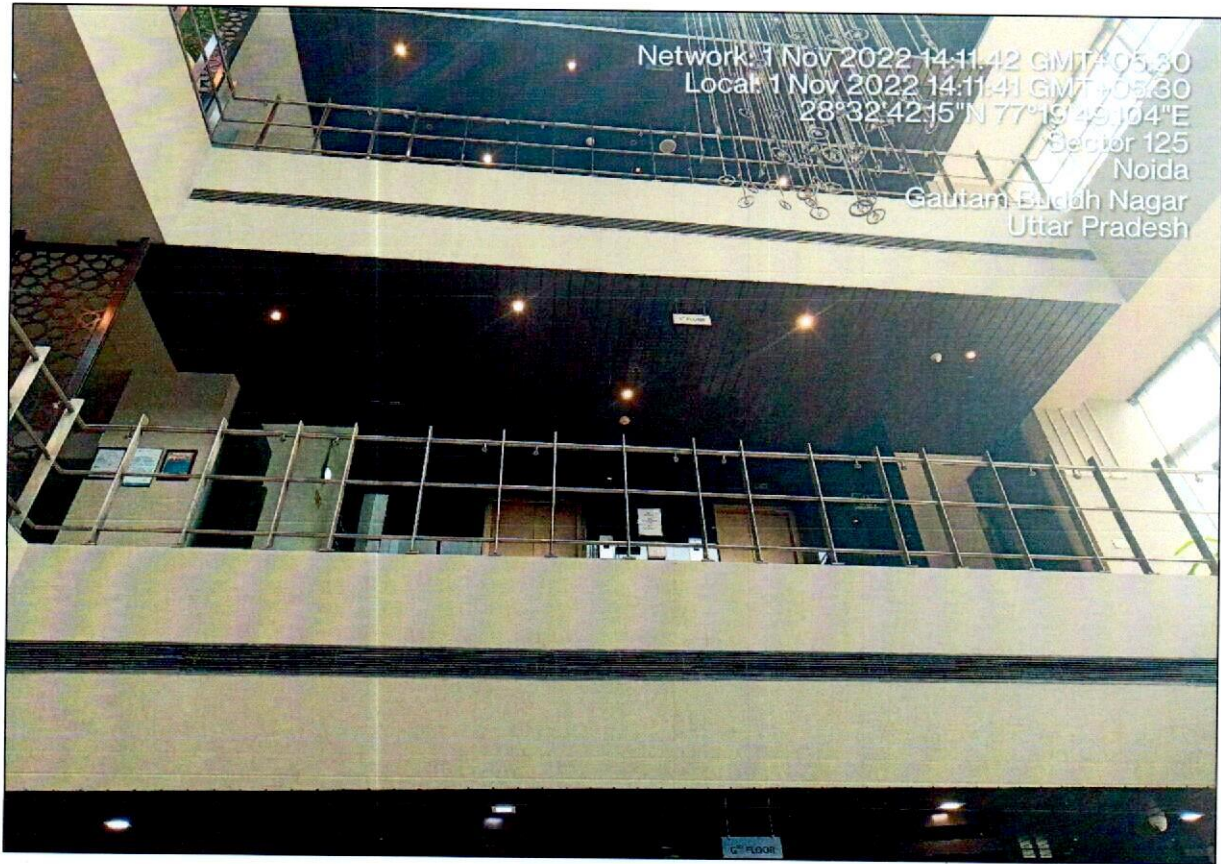
View All (22)

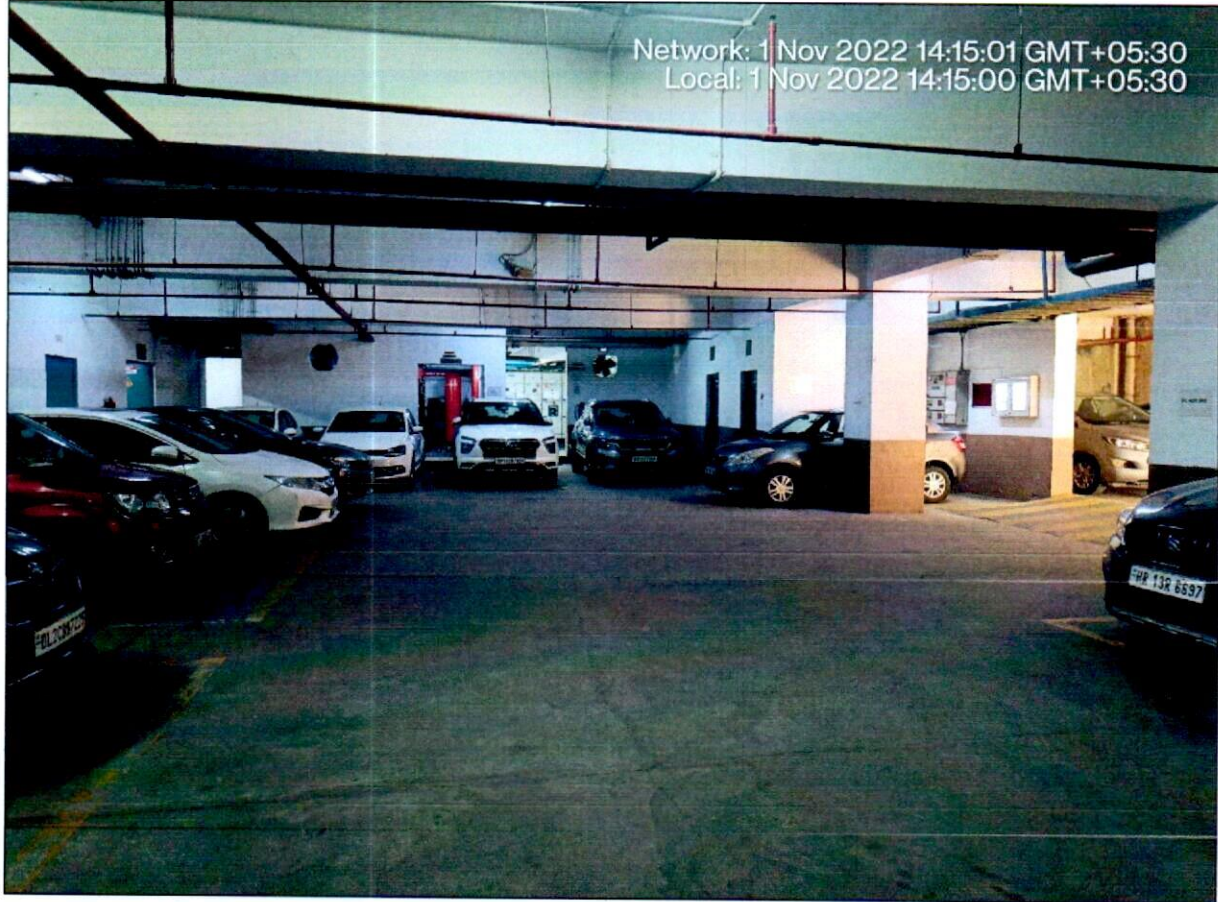
ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



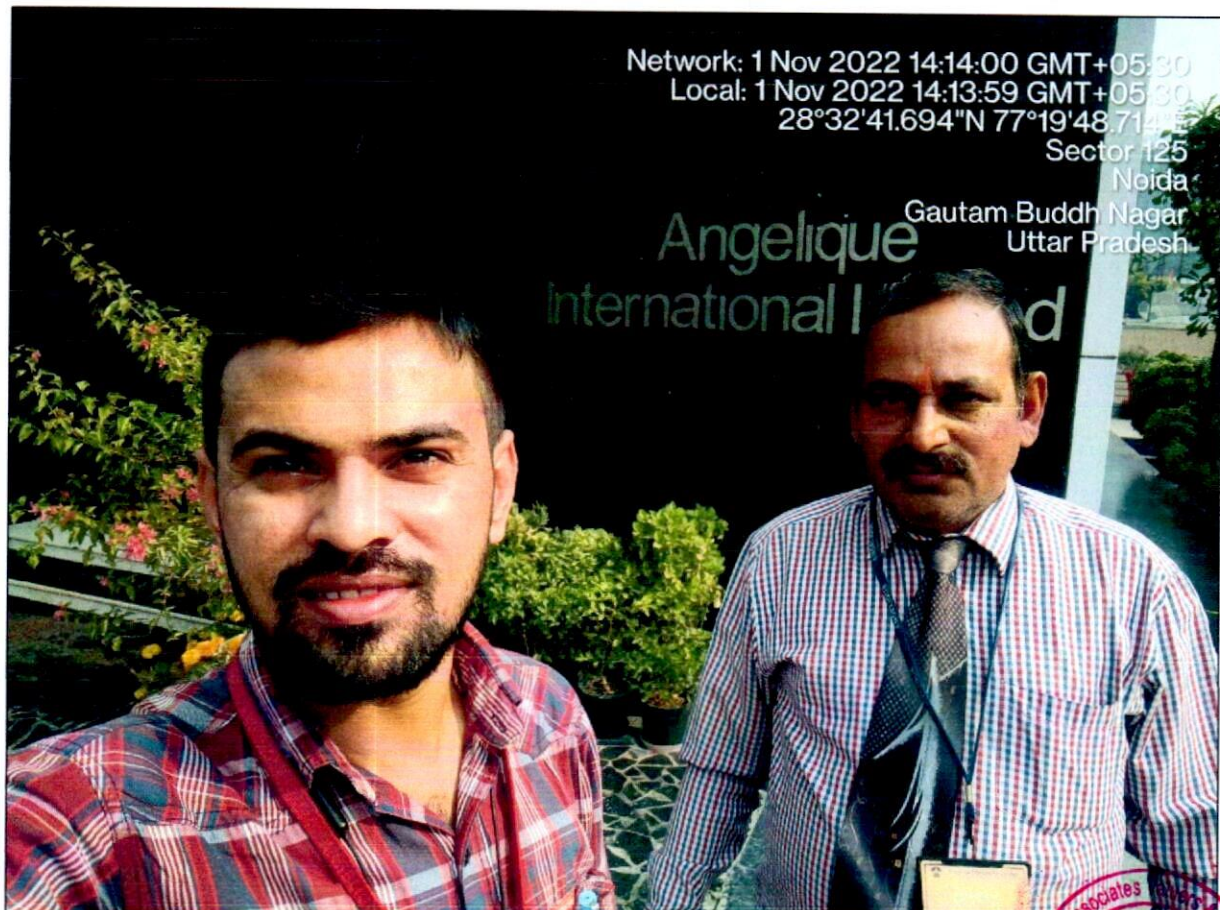








Network: 1 Nov 2022 14:15:01 GMT+05:30
Local: 1 Nov 2022 14:15:00 GMT+05:30



Network: 1 Nov 2022 14:14:00 GMT+05:30
Local: 1 Nov 2022 14:13:59 GMT+05:30
28°32'41.694"N 77°19'48.714"E
Sector 125
Noida
Gautam Buddh Nagar
Uttar Pradesh

ENCLOSURE: VI – COPY OF CIRCLE RATE

कोमलदेव ने आदेशित किया गया सी-बैठ	संख्या का क्रमिक	प्लॉट नंबर निबंधन, कार्यालयी से संबंधित प्रमाण, द्वितीय व तृतीय के अनुसार	मुख्य असादीय प्रमाण, 12 मीटर एक चौड़ी सड़क पर (रिसिम बेल्ट)	वाणिज्यिक प्रमाण, 10000 वर्ग मीटर के अधिक से मुख्य के लिए	औद्योगिक प्रमाण 80000 वर्ग मीटर से अधिक से मुख्य के लिए	मुद्रा हारांग मुख्य हेतु निर्धारित है	इतिहास द्वारा सम्मानित प्रमाण में अनुचित मुख्य के दो संभावनाओं के हैं इच्छा का उद्घाटन या	संपन्न क्षेत्रों के अनुसार/ आंतर-क्षेत्रीय/अंतर-क्षेत्रीय/ स्थानीय विकास/समावेशी विकास/ अंतर-क्षेत्रीय/समावेशी विकास कार्य हेतु मुख्य	सम्पूर्ण प्रमाण का मुख्य	सामग्री/टेरीकोले सेक्टर/पीएच प्रमाण/विशेष कर स्टैंडर्ड/वेबसाइट/अन्य अधिकृत भू-परिधि पर प्राप्त होना	अर्द्धसालिक/द्वितीय वार्षिक/मुख्य वार्षिक/एक बार वार्षिक और
0123	115	तृतीय	40000	121000	-	58000	-	-	60000	-	-
0124	116	प्रथम	44000	121000	-	-	-	-	65000	-	-
0125	117	द्वितीय	44000	121000	-	75000	-	-	65000	-	-
0126	118	तृतीय	44000	121000	-	-	-	-	65000	-	-
0127	119	प्रथम	52500	143000	-	94000	-	-	78500	-	-
0128	120	द्वितीय	52500	143000	-	94000	-	-	78500	-	-
0129	121	तृतीय	52500	143000	-	94000	-	-	78500	-	-
0130	122	प्रथम	72000	143000	-	-	-	-	107500	-	-
0131	123	द्वितीय	52500	121000	-	-	-	-	78500	-	-
0132	124	तृतीय	103500	159000	-	-	65000	-	155000	-	-
0133	125	प्रथम	52500	121000	-	-	28000	-	155000	-	-
0134	126	द्वितीय	52500	121000	-	-	28000	-	155000	-	-
0135	127	तृतीय	52500	121000	-	-	28000	-	155000	-	-
0136	128	प्रथम	52500	159000	-	-	-	-	78500	-	-
0137	129	द्वितीय	52500	159000	-	-	-	-	78500	-	-
0138	130	तृतीय	52500	159000	-	-	-	-	78500	-	-
0139	131	प्रथम	52500	159000	-	-	-	-	78500	-	-
0140	132	द्वितीय	52500	121000	-	-	28000	-	78500	-	-
0141	133	तृतीय	52500	159000	-	-	-	-	78500	-	-
0142	134	प्रथम	52500	159000	-	-	22000	-	78500	-	-
0143	135	द्वितीय	52500	159000	-	84500	28000	-	78500	-	-
0144	136	तृतीय	52500	121000	-	-	28000	-	78500	-	-

साहायक महा निरीक्षक निबंधन (प्रथम)
गौतम बुद्ध नगर।

अपर जिलाधिकारी (वित्त एवं राजस्व)
गौतम बुद्ध नगर।

Ky Na
जिलाधिकारी
गौतम बुद्ध नगर।

भाग-3
प्रारूप-5

निर्माण की दरें प्रति वर्गमीटर रूपये में

क्रमांक सं०	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर
1	2	3	4	5
1.	आर०सी०सी०	80 वर्ष	15000	14000
2	आर०बी०सी०	60 वर्ष	14000	13000
3	कंटी, गाल्टर पटिया, टाट	50 वर्ष	10000	9500
4	टीनरोड एम्बेसटस रोड और फाइबर रोड	40 वर्ष	7000	6000
5	कच्चा छप्पर, खपरैल	30 वर्ष	6000	5500

प्रथम श्रेणी निर्माण का तात्पर्य यह कि उसमें दरवाजे खिड़की में मंहगी लकड़ी यथा शीशम, रागौन, देवदार याद कम्प्रेस्ट वाटरप्रूफ बोर्ड या गेटल का प्रयोग हुआ हो। फर्श मारबल, स्टोन, विट्रीफाईल टाइल्स के प्रयोग से बनाया गया हो।

द्वितीय श्रेणी के निर्माण का तात्पर्य यह है कि जो प्रथम श्रेणी का निर्माण न हो।

गैर वाणिज्यिक भवनों का मूल्य निम्नांकित तरीके के निकाला जा सकेगा—

भवन का कुल मूल्य = भवन में निर्मित भूमि (मय खुली भूमि के) का मूल्य इस सूची के भाग-2.3 या 4 में दी गयी सुसंगत दर के अनुसार + भवन का निर्माण मूल्य

भवन का निर्माण मूल्य = भवन का पुनर्स्थापन मूल्य में से मूल्य हास घटाइये

भवन का पुनर्स्थापन मूल्य = भवन का कुल कवर्ड एरिया x इस सूची में दी गयी निर्माण की सुसंगत दर

मूल्य हास =
$$\frac{\text{भवन का पुनर्स्थापन मूल्य} \times \text{भवन की वर्तमान आयु} \times 9}{\text{भवन की अधिवर्षता आयु} \times 10}$$

सहायक महानिरीक्षक निबंधन (प्रथम)
गौतमबुद्धनगर।

अपर जिलाधिकारी (वित्त) एवं राजस्व
गौतमबुद्धनगर।

जिलाधिकारी
गौतमबुद्धनगर।

ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

PAN NO. AABCI2570D

Through its Director Sh. Arun Kumar Ghai aged 36 years S/o Sh. Mohinder Lal Ghai R/o House No 604 Sector 15, Faridabad Haryana 121007 duly authorized in terms of board resolution dated September 28, 2008;

[Hereinafter referred to as "**Transferor**" which expression shall unless the context does not so admit includes its successors, administrators, representatives and permitted assignees] **PARTY OF THE FIRST PART**

AND

M/S ANGELIQUE INTERNATIONAL LIMITED, a company incorporated under the provisions of Companies Act, 1956 having its registered office at 104-107, HEMKUNT TOWER, 1ST FLOOR, 98, NEHRU PLACE, NEW DELHI

PAN NO. AACCA4675N

Through its Director Sh. Sanjay Krishna Goel aged 39 years S/o Sh. Daya Krishna Goel R/o D-1086, New Friends Colony, New Delhi- 65 duly authorized in terms of board resolution dated September 13, 2008;

For ANGELIQUE INTERNATIONAL LTD.

RECITALS

WHEREAS

1. The Transferor is the original lessee of the property comprised in Plot no. 12, situated at Sector- 125 in the New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh admeasuring 1800 Sq. mts. and bounded as under:

On the North	- As per site plan annexed
On the South	- As per site plan annexed
On the East	- As per site plan annexed
On the West	- As per site plan annexed

[Hereinafter the total property comprising of the plot above and the total constructed area are referred to as "**Demised Premises**"]

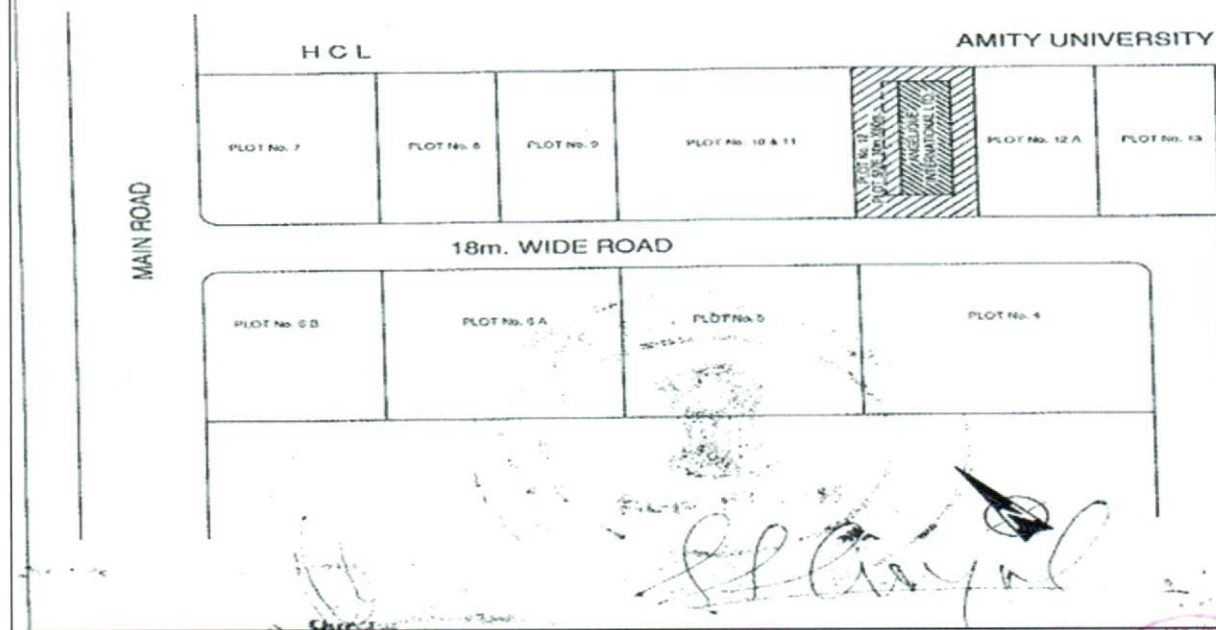
For the purpose of this Service


For ANGELIQUE INTERNATIONAL LTD.

DIRECTOR

2. The Transferor has acquired the said demised premises on leasehold basis from New Okhla Industrial Development Authority [NOIDA in short] for a period of 90 years in terms of **Allotment Letter** dated 16-06-2005 and **Lease Deed** dated 30-01-2006 duly registered and entered into the records of Sub-Registrar Office NOIDA in Book No. 1 Volume No. 631 at pages 631/658 to 720/721 dated 30/1/2006;
3. The Transferor has been in actual physical possession of the demised premises in terms of **Possession Letter** dated 02-02-2006 executed by NOIDA in favour of Transferor;
4. The transferor has further constructed **ONE** basement admeasuring 944.85 Sq.m, **ONE** Ground Floor admeasuring 567.36 Sq.m and **EIGHT** floors admeasuring 4538.88 Sq.m total admeasuring 6051.09 Sq.m. on the said demised premises [hereinafter referred to as "**Constructed Area**"]
5. The Transferor has been granted **Functional Certificate** by NOIDA on 11-12-2007 and **Completion Certificate** on 02-07-2008;
6. The Transferee approached the Transferor and made a proposal for the transfer of said demised premises together with Constructed Area to it for the purposes of construction / setting up a I.T enables Services – **SOFTWARE UNIT** (Engineering Design and BPO) on payment of valuable consideration;

SITE PLAN FOR ANGELIQUE INTERNATIONAL LTD. AT
PLOT No. - 12, SECTOR 125, NOIDA.



 PASHCHIMANCHAL VIDYUT VITRAN NIGAM LIMITED पश्चिमांचल विद्युत वितरण निगम लि.		For Assistance Dial 1912 For Bill SMS BILL >> Account No: 5516105 WhatsApp No: 7658044903 Pay your Bill on > www.eenergy.in <	
Electricity Bill			
Account No:	510098600	Division:	EUD01NND0A(DM141002)
Name:	ANGELIQUE INTERNATIONAL LTD.	Substation:	SEK0141002
Forwarded name:		Rated Load:	500 KVA
Address:	PLOT NO-12, SECTOR-125, NOIDA, NOIDA, UP, IND	Meter S.No:	UP088906
Meter No:	9717284272	Tarif:	HT
Email:	anreshsharma@angelique-intl.com	Supply Type:	HT
Connection Date:	01-JAN-2007	Security Deposit:	2105104
Bill No:	510092066300	Bill Date:	02-SEP-2022
Bill Due:	02-SEP-2022	Due Date:	10-SEP-2022
Bill Month:	SEP-2022	Progressive Subsidy Amount:	0.00
Notified Unit:	6000	Discon. Date:	23-SEP-2022
This bill will be constituted as final notice under section 171 of Supply Code 2020. Supply can be disconnected at any date on old days.			
Details	Amount	Details	Amount
Energy Charges	674074.57	Interest on Security	0.00
Fixed Demand Charges	256000.00	Due Security	0
Min Charge	0.00	TDS Amount	0
* Electricity Duty	69905.59	TDS Amount	588.66
Excess Demand Penalty	0.00	CGST	0.00
Low P.F. Surcharge	0.00	SGST	0.00
Provisional Adjustment	0.00	Current LPSC	0.00
Tariff Adjustments	0.00	Current Payable Amount	1002568.81
Credit	0.00	Security by Govt.	0.00
Debit	0	Prev. Due Data Rebate Adj.	-88205.61
Misc Charges	0.00	Arrear Amount	0
Rebate	0	Prev. Arrear LPSC	0.00
Compensation Amt		Payable Amount	993948
Installation	0.00	In Words : Nine Lakh Ninety Three Thousand Nine Hundred Forty Eight Rupees Only	
Discharge Charge	0	Payable by due date	984627
Discharge Charge	0		
Pay Bill By Due Date to avail rebate and avoid late payment surcharge. Pay DD/Cheque In favor of: EUD01 NND0A EXECUTIVE ENGINEER - EUD01 NND0A			



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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 2/11/2022 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. Harshit Mayank have personally inspected the property on 1/11/2022 the work is not subcontracted to any other valuation firm and is carried out by us.
- e 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.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l 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.
- m Company is 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
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a Commercial IT building located at aforesaid address having total land area 1800 sq.mtr. as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically 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.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.



3.	Identity of the experts involved in the valuation	Survey Analyst: Harshit Mayank Valuation Engineer: Babul Akhtar Gazi L1/ L2 Reviewer: 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:	17/10/2022
		Date of Survey:	1/11/2022
		Valuation Date:	2/11/2022
		Date of Report:	2/11/2022
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Harshit Mayank on 1/11/2022. Property was shown and identified by Mr. Virender Choudhary (☎-9717284272)	
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	<p>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.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</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 E of the Report and Valuer's Important Remarks enclosed herewith.
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Date: 2/11/2022

Place: Noida



Signature

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision.



This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

Signature of the Authorized Person: _____

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

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

Date: 2/11/2022

Place: Noida



ENCLOSURE: X

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 up to 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 at least 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.

