

REPORT FORMAT: V-L2 (L&B Medium – BOB) | Version: 12.0\_2022

CASE NO. VIS(2022-23)-PL555-449-764

DATED: 05/01/2023

# VALUATION REPORT

OF

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

SITUATED AT

PROPERTY BEARING NO. 183, MUNICIPAL NO. 183-1/1, KHASRA NO. 737 &  
1514, RAJPUR ROAD, MAUZA DHAKPATTI, PARGANA CENTRAL DOON,  
DISTRICT DEHRADUN, UTTARAKHAND

OWNER

MR. RAMESHWAR HAVELIA S/O MR. MADHO LAL HAVELIA

REPORT PREPARED FOR

BANK OF BARODA, HARRAWALA BRANCH, DEHRADUN, UTTARAKHAND

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

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

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

■ Corporate 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

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**PART A**

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



**PART B**

**BOB FORMAT ON OPINION REPORT ON VALUATION**

Name & Address of the Branch	Bank of Baroda, Harrawala Branch, Dehradun, Uttarakhand
Name & Designation of concerned officer	Mr. Abhishek (Branch Manager) (+91-82798 79805)
Work Order No. & Date	Via mail dated 2 <sup>nd</sup> January 2023
Name of the Customer	Mr. Rameshwar Havelia S/o Mr. Madho Lal Havelia

S.NO.	CONTENTS	DESCRIPTION		
<b>I.</b>	<b>GENERAL</b>			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
2.	a. Date of Inspection of the Property	3 January 2023		
	b. Date of Valuation Assessment	5 January 2023		
	c. Date of Valuation Report	5 January 2023		
	d. Property shown by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Vikram	Caretaker	+91-81264 60182
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 05 documents requested.	Total 03 documents provided	Total 03 documents provided
		Property Title document	2 no. of Sale Deed	Dated: 30-01-2003
		Approved Building Plan	Area chart	Dated: 22-08-1996
		Copy of TIR	Copy of TIR	Dated 21-02-2017
		Last paid Electricity Bill	None	---
		Last paid Municipal Tax Receipt	None	---
	Documents provided by	Bank through owner		
4.	Name of the owner(s)	Mr. Rameshwar Havelia S/o Mr. Madho Lal Havelia (as per copy of documents provided to us)		
	Address/ Phone no.	Address: Kuanwala, District Dehradun, Uttarakhand Phone No.: ---		
5.	<b>Brief description of the property</b>			
	This Valuation Report is prepared for the residential land & building situated at the aforesaid address. Following are the details as per the copy of sale deeds and area chart from layout plan provided by the bank.			
	According to the copy sale deeds, area of the land parcel having Khasra no. 1514 is 125.87 sq. mtr. (150.53 sq. yd.) and as per sale deed of khasra no. 737 the total land area is 1589.11 Sq.m. but as per the copy of area chart for property having Khasra no. 737, the area under road widening is 243.28 Sq.m. thus net plot area is 1,345.83 sq. mtr. after deducting the road widening area. Therefore, the net total area of land parcel of the subject property under consideration is 1,471.70 sq. mtr. (125.87 + 1345.83 sq. mtr.)			
	As per the area chart from the layout plan dated 22-08-1996, building details has been depicted below:			
	Lower Ground Floor – 30 sq. mtr. (322.92 sq. ft.) GF - 173.58 sq. mtr. (1,868.44 sq. ft.) FF – 126.97 sq. mtr. (1,366.73 sq. ft.)			
	Ground Floor (New Structure/under finishing):- 106.28 sq. mtr. (1,144.00 sq. ft.) as per the physical measurements during the site survey and no updated area chart or approved layout plan has been provided for the same. However, the same falls within the permissible limits, therefore, it has been considered for the purpose of this valuation assessment.			
	Total Covered Area is 4,702.11 sq. ft./ 436.84 sq. mtr. the construction of the property is approx. 27 years old. There is a construction of 1 Hall and 2 Rooms in the LGF, 1 Drawing Room, 1 Lobby, 1 Hall, 1 Dining Room, 1			

	Kitchen, 1 Store and 2 Washrooms on Ground Floor and 3 Rooms and 3 Washrooms Constructed on First Floor.		
	This property is located on main Rajpur Road, Opposite to Shivalik Emerald Hills. Presently the property is used for residential purpose.		
	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.		
6.	Total Lease period & remaining period (if leasehold)	Not Applicable	
7.	Location of the property		
	1. Plot No. / Survey No.	Property Bearing No. 183, Khasra No. 737 & 1514	
	2. Door No.	---	
	3. T. S. No. / Village	Mauza Dhakpatti	
	4. Ward / Taluka	Pargana Central Doon	
	5. Mandal / District	Dehradun	
	6. Postal address of the property	Property Bearing No. 183, Municipal No. 183-1/1, Khasra No. 737 & 1514, Rajpur Road, Mauza Dhakpatti, Pargana Central Doon, District Dehradun, Uttarakhand	
	7. Latitude, Longitude & Coordinates of the site		
	8. Nearby Landmark	Opposite Shivalik Emerald Hills	
8.	Area Categorization (City/ Town)	Scale-B City	Urban developing
	Type of Area (Residential/ Commercial/ Industrial)	Residential Area	
9.	Classification of the area	Upper Middle Class (Good)	Urban developing
		Within main city	
10.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Semi Urban	Municipal Corporation (Nagar Nigam)
		Mussoorie Dehradun Development Authority (MDDA)	
11.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per information available	
12.	In case it is an agricultural land, any conversion of land use done	As per documents it is not an Agriculture land	
13.	Boundary schedule of the Property		
	Are Boundaries matched	Different as per different sale deeds	
	<b>Directions</b>	<b>As per Documents</b>	<b>Actually found at Site</b>
	North	---	Property of Mr. Harish Suri
	South	---	Other's Property
	East	---	Other's Property
	West	---	Rajpur Road



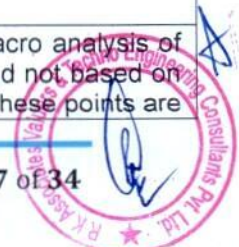
Dimensions of the site							
Directions		As per Documents (A)		Actually found at Site (B)			
North		No Information provided		Cannot measure as it is irregular in shape			
South		No Information provided		Cannot measure as it is irregular in shape			
East		No Information provided		Cannot measure as it is irregular in shape			
West		No Information provided		Cannot measure as it is irregular in shape			
14.	Extent of the site	1,471.70 sq. mtr. (1760.13 sq. yd.)		1,471.70 sq. mtr. (1760.13 sq. yd.)			
15.	Extent of the site considered for valuation (least of 14A & 14B)	1,471.70 sq. mtr. (1,760.13 sq. yd.)					
16.	Property presently occupied/ possessed by	Owner					
	If occupied by tenant, since how long?	Not applicable					
	Rent received per month	Not applicable					
<b>II. CHARACTERISTICS OF THE SITE</b>							
1.	Classification of the locality	Already described at S.No. I (Point 08).					
2.	Development of surrounding areas	Developed					
3.	Possibility of frequent flooding / sub-merging	No such information came into knowledge					
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~200 mtr.	~1.5 Km	~2 Km	~2 Km	---	NA	NA
5.	Level of land with topographical conditions	on road level/ Plain Land					
6.	Shape of land	Irregular					
7.	Type of use to which it can be put	Best for residential use					
8.	Any usage restriction	No, can be used for commercial purpose. As nearby properties used as both commercial cum residential. Choose an item.					
9.	Is plot in town planning approved layout?/ Zoning regulation	Yes				Mixed use (Residential cum commercial) as per visual observation and as per surrounding area conditions	
10.	Corner plot or intermittent plot?	It is an intermittent plot					
11.	Road facilities						
	(a) Main Road Name & Width	Rajpur Road			~30 ft.		
	(b) Front Road Name & width	Rajpur Road			~30 ft.		
	(c) Type of Approach Road	Bituminous Road					
	(d) Distance from the Main Road	On main road					
12.	Width of road – is it below 20 ft. or more than	More than 20 ft.					
13.	Is it a land – locked land?	No					
14.	Water potentiality	Yes available in the locality from municipal connection					
15.	Underground sewerage system	Yes					
16.	Is power supply available at the site?	Yes					
17.	Advantages of the site	NA					
18.	Special remarks, if any, like:						
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain					
	b. Notification of road widening if any in the area	No such information came in front of us and could be found on public domain					



	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No						
	d. Any other	None						
<b>III.</b>	<b>VALUATION OF LAND</b>							
1.	Size of plot North & South East & West	Please refer to Part B – Area description of the Property.						
2.	Total extent of the plot							
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part C - Procedure of Valuation Assessment section.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)							
5.	Assessed / adopted rate of valuation							
6.	Estimated Value of Land							
<b>IV.</b>	<b>VALUATION OF BUILDING</b>							
<b>1.</b>	<b>Technical details of the building</b>							
a.	Type of Building (Residential / Commercial/ Industrial)	RESIDENTIAL / RESIDENTIAL HOUSE (PLOTTED DEVELOPMENT)						
b.	Type of construction (Load bearing / RCC/ Steel Framed)	<table border="1"> <thead> <tr> <th>Structure</th> <th>Slab</th> <th>Walls</th> </tr> </thead> <tbody> <tr> <td>RCC Framed structure</td> <td>Reinforced Cement Concrete</td> <td>Brick walls</td> </tr> </tbody> </table>	Structure	Slab	Walls	RCC Framed structure	Reinforced Cement Concrete	Brick walls
Structure	Slab	Walls						
RCC Framed structure	Reinforced Cement Concrete	Brick walls						
c.	Architecture design & finishing	<table border="1"> <thead> <tr> <th>Interior</th> <th>Exterior</th> </tr> </thead> <tbody> <tr> <td>Ordinary regular architecture / Plain ordinary finishing</td> <td>Ordinary regular architecture / Plain ordinary finishing</td> </tr> </tbody> </table>	Interior	Exterior	Ordinary regular architecture / Plain ordinary finishing	Ordinary regular architecture / Plain ordinary finishing		
Interior	Exterior							
Ordinary regular architecture / Plain ordinary finishing	Ordinary regular architecture / Plain ordinary finishing							
d.	Class of construction	Class of construction: Class B construction (Good)						
e.	Year of construction/ Age of construction	1996 ~27 years						
f.	Number of floors and height of each floor including basement, if any	Separate sheet has been attached below						
g.	Plinth area floor-wise	Separate sheet has been attached below						
h.	Condition of the building	<table border="1"> <thead> <tr> <th>Interior</th> <th>Exterior</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td>Good</td> </tr> </tbody> </table>	Interior	Exterior	Good	Good		
Interior	Exterior							
Good	Good							
i.	Maintenance issues	No maintenance issue, structure is maintained properly						
j.	Visible damage in the building if any	No visible damages in the structure						
k.	Type of flooring	Simple marble,PCC						
a.	Class of electrical fittings	Internal/ Normal quality fittings used						
b.	Class of plumbing, sanitary & water supply fittings	Internal/ Normal quality fittings used						
<b>2.</b>	<b>Map approval details</b>							
a.	Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Cannot comment since no approved map provided to us on our request. Only area chart from the approved plan dated 22-08-1996 has been provided to us.						
b.	Approved map / plan issuing authority	MDDA						
c.	Whether genuineness or authenticity of approved map / plan is verified	No, not done at our end since full approved map has not been provided to us on our request.						
d.	Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.						
e.	Is Building as per copy of approved Map provided to Valuer?	Cannot comment since full approved map has not been provided to us on our request						
f.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the	<input type="checkbox"/> Permissible alterations Cannot comment since full approved map has not been provided to us on our request						



	approved plan	<input type="checkbox"/> Non permissible alterations	
	g. Is this being regularized	Yes by MDDA	
<b>V.</b>	<b>SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF</b>		
1.	Foundation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		
11.	Compound wall	Yes	
	Height	~8 ft.	
	Length	---	
	Type of construction	Brick Wall	
12.	Electrical installation	Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.	
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.	
	No. of water closets and their type		
	No. of wash basins		
	No. of urinals		
	No. of bath tubs		
	No. of water closets and their type		
	Water meter, taps, etc.		
	Any other fixtures		
14.	<b>EXTRA ITEMS</b>	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
	Portico		
	Ornamental front door		
	Sit out/ Verandah with steel grills		
	Overhead water tank		
	Extra steel/ collapsible gates		
15.	<b>AMENITIES</b>	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
	Wardrobes		
	Glazed tiles		
	Extra sinks and bath tub		
	Marble / Ceramic tiles flooring		
	Interior decorations		
	Architectural elevation works		
	Paneling works		
	Aluminum works		
	Aluminum hand rails		
	False ceiling		
16.	<b>MISCELLANEOUS</b>	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are	
	Separate toilet room		
	Separate lumber room		



	Separate water tank/ sump Trees, gardening	covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point
17.	<b>SERVICES</b> Water supply arrangements Drainage arrangements Compound wall C. B. deposits, fittings etc. * Pavement	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.
<b>VI.</b>	<b>CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET</b>	
<b>S.No.</b>	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>
		<b>Indicative &amp; Estimated Prospective Fair Market Value</b>
1.	Land Value (A)	Rs.3,53,20,800/-
2.	Total Building & Civil Works (B)	Rs.42,85,257/-
3.	Additional Aesthetic Works Value (C)	---
4.	<b>Total Add (A+B+C)</b>	<b>Rs.3,96,06,057/-</b>
5.	Additional Premium if any Details/ Justification	---
6.	Deductions charged if any Details/ Justification	---
7.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>Rs.3,96,06,057/-</b>
8.	<b>Rounded Off</b>	<b>Rs.3,96,06,057/-</b>
9.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	<b>Rupees Three Crore Ninety Six Lakh Six Thousand Fifty Seven Only</b>
10.	<b>Expected Realizable Value (@ ~15% less)</b>	<b>Rs.10,38,00,000/-</b>
11.	<b>Expected Distress Sale Value (@ ~25% less)</b>	<b>Rs.9,16,00,000/-</b>
12.	<b>Percentage difference between Circle Rate and Fair Market Value</b>	<b>More than 20%</b>

**\*NOTE:**

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





**ENCLOSURE: I**

<b>PART C</b>	<b>AREA DESCRIPTION OF THE PROPERTY</b>
---------------	-----------------------------------------

1.	Land Area considered for Valuation	<p>1. Deed No. 747: Area: 125.87 sq. mtr./ 150.53 sq. yd.</p> <p>2. Deed No. 748: Area: 1589.11 sq. mtr./ 1,900.56 sq. yd.</p> <p>Road Widening Area: 243.28 sq. mtr./ 290.96 sq. yd.</p> <p>Net Plot Area: 1345.83 sq. mtr./ 1609.59 sq. yd.</p> <p><b>3. Total Net Plot Area: 1,471.70 sq. mtr./ 1,760.13 sq. yd.</b></p>		
	Area adopted on the basis of	Property documents & site survey both		
	Remarks & observations, if any	The land area considered as per mentioned in the deeds provided to us.		
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; text-align: center; vertical-align: middle;"><b>Covered Area</b></td> <td style="vertical-align: top;"> <p><b>As per Approved Map:</b></p> <p>Lower Ground Floor: 30 sq. mtr./ 322.92 sq. ft.</p> <p>GF - 173.58 sq. mtr./ 1,868.44 sq. ft.</p> <p>FF – 126.97 sq. mtr./ 1,366.73 sq. ft.</p> <p><b>Sub Total – 330.55 sq. mtr./ 3,558.10 sq. ft.</b></p> <p><b>As per Site Survey:</b></p> <p>New Construction: 106.28 sq. mtr./ 1,144 sq. ft.</p> <p><b>Grand Total: 436.84 sq. mtr./ 4,702.11 sq. ft.</b></p> </td> </tr> </table>	<b>Covered Area</b>	<p><b>As per Approved Map:</b></p> <p>Lower Ground Floor: 30 sq. mtr./ 322.92 sq. ft.</p> <p>GF - 173.58 sq. mtr./ 1,868.44 sq. ft.</p> <p>FF – 126.97 sq. mtr./ 1,366.73 sq. ft.</p> <p><b>Sub Total – 330.55 sq. mtr./ 3,558.10 sq. ft.</b></p> <p><b>As per Site Survey:</b></p> <p>New Construction: 106.28 sq. mtr./ 1,144 sq. ft.</p> <p><b>Grand Total: 436.84 sq. mtr./ 4,702.11 sq. ft.</b></p>
<b>Covered Area</b>	<p><b>As per Approved Map:</b></p> <p>Lower Ground Floor: 30 sq. mtr./ 322.92 sq. ft.</p> <p>GF - 173.58 sq. mtr./ 1,868.44 sq. ft.</p> <p>FF – 126.97 sq. mtr./ 1,366.73 sq. ft.</p> <p><b>Sub Total – 330.55 sq. mtr./ 3,558.10 sq. ft.</b></p> <p><b>As per Site Survey:</b></p> <p>New Construction: 106.28 sq. mtr./ 1,144 sq. ft.</p> <p><b>Grand Total: 436.84 sq. mtr./ 4,702.11 sq. ft.</b></p>			
	Area adopted on the basis of	Property documents & site survey both		
	Remarks & observations, if any	As approved map is not provided to us but the Area chart is provided the old construction considered as per given in the area chart and the new construction is considered as per the site measurement during site survey.		

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	<b>Date of Appointment</b>	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		2 January 2023	3 January 2023	5 January 2023	5 January 2023
ii.	Client	Bank of Baroda, Harrawala Branch, Dehradun, Uttarakhand			
iii.	Intended User	Bank of Baroda, Harrawala Branch, Dehradun, Uttarakhand			
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 then 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 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?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & 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	<b>Nature</b>	<b>Category</b>	<b>Type</b>
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL HOUSE (PLOTTED DEVELOPMENT)
		<b>Classification</b>	Personal use 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)	Under Normal Marketable State <b>Reason:</b> Asset under free market transaction state		



	<i>Value as per IVS)</i>				
vi.	Property Use factor	<b>Current/ Existing Use</b>	<b>Highest &amp; Best Use</b> <i>(in consonance to surrounding use, zoning and statutory norms)</i>	<b>Considered for Valuation purpose</b>	
		Residential	Residential	Residential	
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. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Upper Middle Class (Good)			
ix.	Property Physical Factors	<b>Shape</b> Irregular	<b>Size</b> Medium	<b>Layout</b> Normal Layout	
x.	Property Location Category Factor	<b>City Categorization</b>	<b>Locality Characteristics</b>	<b>Property location characteristics</b>	<b>Floor Level</b>
		Scale-B City	Good	Road Facing	LGF+ G + 1 floors
		Urban developed	High End Within urban developing zone	On Wide Road None	
		<b>Property Facing</b> West Facing			
xi.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>	<b>Sewerage/ sanitation system</b>	<b>Electricity</b>	<b>Road and Public Transport connectivity</b>
		Yes	Underground	Yes	Easily available
		<b>Availability of other public utilities nearby</b>		<b>Availability of communication facilities</b>	
		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.)	High Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None			
xv.	Any specific advantage in the property	None abutted to main Rajpur Road			
xvi.	Any specific drawback in the property	None			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	Yes, it can also be used for commercial purposes after obtaining required approvals/ NOC			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary			
xx.	Is the property merged or	No			



	colluded with any other property	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)	<b>Fair Market Value</b>			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<b>Fair Market Value</b>			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xxv.	Approach & Method of Valuation Used	<b>Land</b>	<b>Approach of Valuation</b>	<b>Method of Valuation</b>	
			<b>Market Approach</b>	<b>Market Comparable Sales Method</b>	
		<b>Building</b>	<b>Cost Approach</b>	<b>Depreciated Replacement Cost Method</b>	
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)			
xxvii.	<b>Market Comparable</b> References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	Sai Properties	
			Contact No.:	+91-98974 99783	
			Nature of reference:	Property Consultant	
			Size of the Property:	2,000 sq. mtr	
			Location:	Similar	
			Rates/ Price informed:	Around Rs.65,000/- to Rs.70,000/- per sq. yd.	
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the subject land parcel lies on the main road and prevailing market rates are as mentioned.	
			2.	Name:	D.K. Estate
			Contact No.:	+91-98370 95266	
			Nature of reference:	Property Consultant	
Size of the Property:	800 – 1,200 sq.yds.				
Location:	Similar				
Rates/ Price informed:	Around Rs.65,000/- to Rs.70,000/- per sq. yd.				
Any other details/ Discussion held:	---				
3.	Name:	----			
Contact No.:	----				
Nature of reference:	----				
Size of the Property:	----				
Location:	----				
Rates/ Price informed:	----				
Any other details/ Discussion held:	----				
NOTE: The given information above can be independently verified to know its authenticity.					

xxviii.	Adopted Rates Justification	<p>As per the discussion with the property dealers of the subject locality we came to know that the prevailing market rate for land in the subject locality is between Rs.65,000/- to Rs.70,000/- per sq. yd for a land parcel of area measuring between 1,500 to 2,000 sq yds. So, keeping all the factors of the subject property in mind we have assumed the land rate Rs.67,000/- per sq. yd. to be fair and reasonable.</p> <p><b>NOTE:</b> 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.</p>	
xxix.	<b>Other Market Factors</b>		
	Current Market condition	<p>Normal</p> <p><b>Remarks:</b> ---</p> <p><b>Adjustments (-/+):</b> 0%</p>	
	Comment on Property Salability Outlook	<p>Easily sellable</p> <p><b>Adjustments (-/+):</b> 0%</p>	
	Comment on Demand & Supply in the Market	<p style="text-align: center;"><b>Demand</b></p> <p style="text-align: center;">Good</p> <p><b>Remarks:</b> Good demand of such properties in the market</p> <p><b>Adjustments (-/+):</b> 0%</p>	<p style="text-align: center;"><b>Supply</b></p> <p style="text-align: center;">Adequately available</p>
xxx.	Any other special consideration	<p><b>Reason:</b> ----</p> <p><b>Adjustments (-/+):</b> 0%</p>	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; 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><b>Adjustments (-/+):</b> 0%</p>	
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<p><b>Rs. 67,000/- per sq.yds.</b></p>	
xxxiii.	Considered Rates Justification	<p>As per the thorough property &amp; market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.</p>	
xxxiv.	<b>Basis of computation &amp; working</b>	<ul style="list-style-type: none"> <li>Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</li> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side</li> </ul>	



based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv.	<p><b>ASSUMPTIONS</b></p> <p>a. Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken</p>
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	<p>on record as true &amp; factual.</p> <p>c. 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.</p> <p>d. 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. / We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. 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.</p>
xxxvi.	<b>SPECIAL ASSUMPTIONS</b>
	None
xxxvii.	<b>LIMITATIONS</b>
	None

3. VALUATION OF LAND			
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs 24,000/- per sq.mtr.	Rs. 65,000/- per sq.yds. to Rs.70,000/- per sq.yds.
b.	Rate adopted considering all characteristics of the property	Rs 24,000/- per sq.mtr.	Rs. 67,000/- per sq.yds.
c.	Total Land Area considered (documents vs site survey whichever is less)	1,471.70 sq. mtr./ 1,760.13 sq. yd.	1,471.70 sq. mtr./ 1,760.13 sq. yd.
d.	<b>Total Value of land (A)</b>	1,471.70 sq. mtr. x Rs.24,000/- per sq.mtr. <b>Rs.3,53,20,800/-</b>	1,760.13 sq. yd. X 67,000/- per sq. yd. <b>Rs.11,79,28,710/-</b>

#### 4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

Floor	Covered Area (in sq. ft.)	Height (in ft.)	Type of Construction	Year of Construction	Rate Adopted (in per sq. ft.)	Gross Replacement Value (INR)	Depreciated Fair Market Value (INR)
Lower Ground Floor	322.92	11	RCC framed pillars beam column structure on RCC Slab	1996	1,400	4,52,088	2,58,820
Ground Floor	1,868.46	11	RCC framed pillars beam column structure on RCC Slab	1996	1,400	26,15,844	14,97,571
First Floor	1,366.73	11	RCC framed pillars beam column structure on RCC Slab	1996	1,400	19,13,422	10,95,434
Ground Floor (New Structure/under finishing)	1,144.00	11	RCC framed pillars beam column structure on RCC Slab	2022	1,200	13,72,800	13,72,800
	<b>4,702.11</b>					<b>63,54,154</b>	<b>42,24,625</b>



GUIDELINE VALUE			
Floor	Covered Area (in sq. mtr.)	Government Rate (in Rs. Per sq. mtr.)	Government Value (INR)
Lower Ground Floor	30.00	9,144	2,74,323
Ground Floor	173.59	9,144	15,87,268
First Floor	126.97	9,144	11,61,046
Ground Floor (New Structure/under finishing)	106.28	11,880	12,62,620
<b>Total</b>	<b>436.84</b>		<b>42,85,257</b>

5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	<b>Depreciated Replacement Value (B)</b>		----
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> </ul>		

6. CONCLUDING COMMENTS/ DISCLOSURES IF ANY	
a.	We are independent of client/ company and do not have any direct/ indirect interest in the property.
b.	This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
c.	This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
d.	Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
e.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.



- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

## 7. IMPORTANT KEY DEFINITIONS

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

*Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.*

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

*Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.*

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

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

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

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

needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

## 8. ENCLOSURES WITH THE REPORT:

- Enclosure: I - Photographs of the property
- Enclosure: II - Google Map
- Enclosure: III - References on price trend of the similar related properties available on public domain, if available
- Enclosure: IV- Copy of Circle Rate
- Enclosure: V- Important property documents exhibit
- Enclosure: VI- BOB Annexure: III - Declaration
- Enclosure: VII- Part E:: Valuer's Important Remarks



## IMPORTANT NOTES

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

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



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

### IF REPORT IS USED FOR BANK/ FIs

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

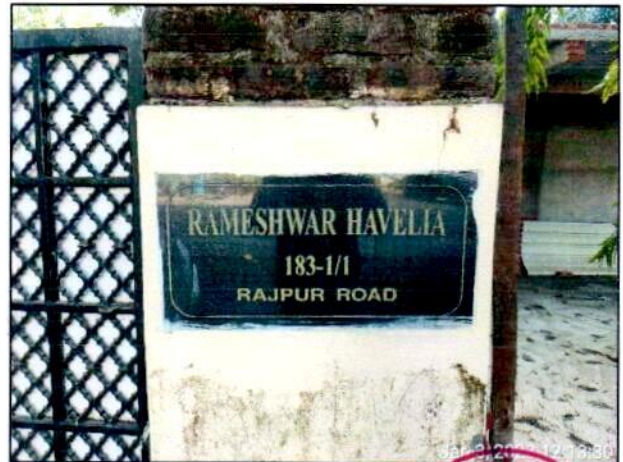
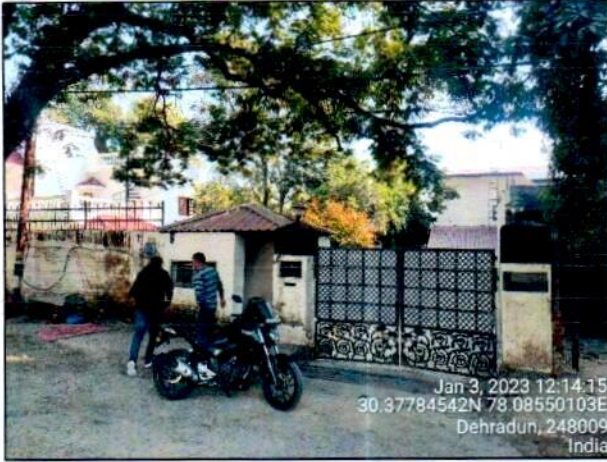
**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

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

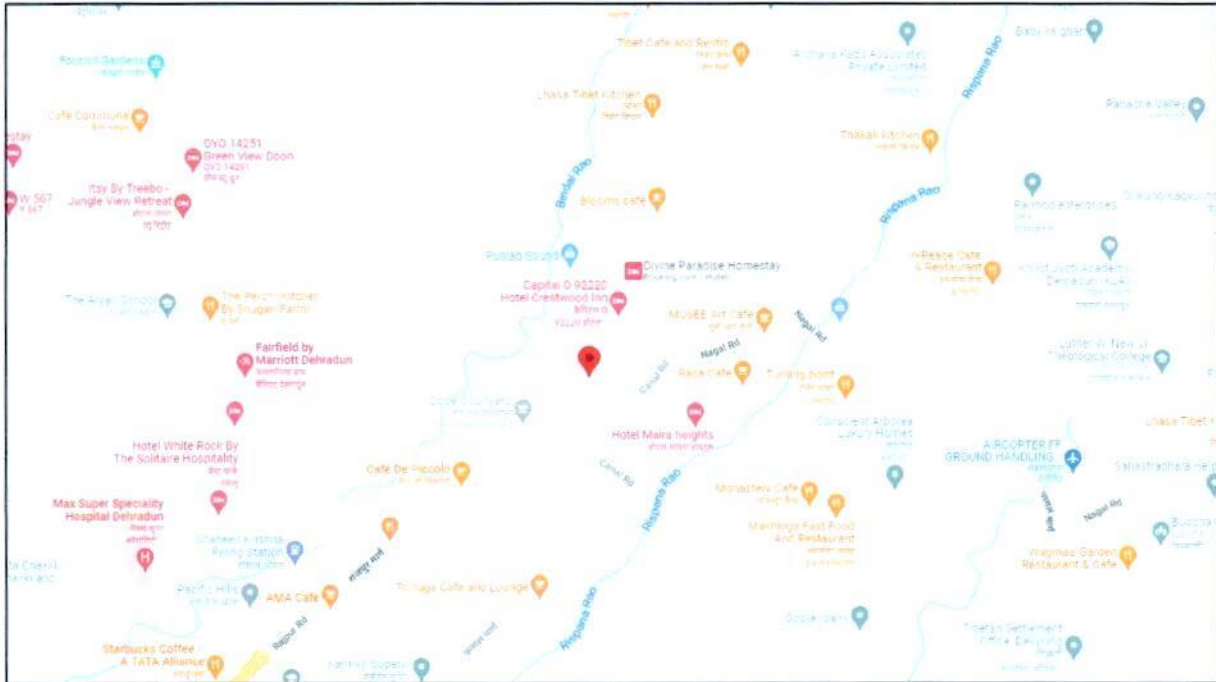
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Adil Afaque	Rajani Gupta
		

**ENCLOSURE: I- PHOTOGRAPHS OF THE PROPERTY**





**ENCLOSURE: II – GOOGLE MAP LOCATION**



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



**520 Sq. Yards Residential Plot for Sale in Rajpur Road, Dehradun** ₹4.16 Cr.

Plot / Land Area Area  
4680 sq.ft (520 Sq. Yards)

Plot size is 65x75=520 SY that is a semi commercial plot in near by rajpur road the is on neswilla [read more](#)

Contact Agent

View Phone No.

Agent : Earth Property & Construction

Posted : 22 Dec, 2022

Related Properties



**Residential land / Plot in Rajpur Road**

**₹ 1.25 Cr**    **1,800 sq.ft.**

7.5,944 sq.ft.    (167 sq.m.) Plot Area

We have a land available for sale in rajpur road, dehradun . Availabl... [more](#)

READY TO MOVE
RESALE

Posted on 03rd Jan, 2023 by Owner  
**Praveen Thapa**

[View Phone Number](#)

Contact Owner



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

**प्रमुख मार्ग निबंधन उप-जिला देहरादून**

क्रमांक	प्रमुख मार्ग / मोहल्लों / राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग / मोहल्लों / राजस्व ग्रामों का नाम	अकृषि भूमि / सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रु प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु प्रति वर्ग मीटर)		गैर वाणिज्यिक निर्माण की दर (रु प्रति वर्गमीटर)		
			0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक		दुकान / रेस्टोरेंट / कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनडर पोश	टीनपोश	
1	2	3	4	5	6	7	8	9	10	11
5	E	5	अनुराग नर्सरी रोड पर बल्लीवाला चौक से वसन्त विहार चौक-लवली मार्केट-पडितवाडी चक्रवाता रोड तक	18000	14000	32000	86000	78000	12000	10000
		6	अनुराग नर्सरी से इन्दानगर-सीमाद्वार-जीएमए एम0 रोड तक	18000	14000	32000	86000	78000	12000	10000
		7	काँवली रोड / शिवाजी मार्ग पर सहारनपुर चौक से बल्लीवाला चौक तक	18000	14000	32000	86000	78000	12000	10000
		8	मौरवियन इन्स्टीट्यूट वाली ओल्ड मसूरी रोड पर राजपुर विराहे से कुटालगेट तक	18000	14000	32000	86000	78000	12000	10000
		9	शहशाही आश्रम वाली ओल्ड मसूरी रोड पर राजपुर विराहे से कुटालगेट तक	18000	14000	32000	86000	78000	12000	10000
		1	जीएमएएम0 रोड (बल्लीवाला चौक से सेवला कला-ट्रान्सपोर्ट गगर होते हुए गौहब्बेवाला सहारनपुर रोड तक) तथा सकलानी गैस गोदान ब्रासिंग से सहारनपुर रोड पर सब्जी नगरी विराहे तक	21000	17000	35000	90000	81000	12000	10000
		2	सहारनपुर रोड पर बिन्दाल पुल से टर्नर रोड तक	21000	17000	35000	90000	81000	12000	10000
		3	गढी चौक से बल्लपुर चौक वाली-कैनाल रोड	21000	17000	35000	90000	81000	12000	10000
		4	धकसाला रोड पर बल्लपुर चौक से प्रेमनगर बस स्टैंड तक	21000	17000	35000	90000	81000	12000	10000
6	F	1	हरिहर रोड पर रिस्पना पुल से जोगीवाला तक	24000	20000	38000	95000	86000	12000	10000
		2	जीएमएएम0 रोड (बल्लपुर चौक से बल्लीवाला चौक तक)	24000	20000	38000	95000	86000	12000	10000
		3	कौलागड रोड पर किसाननगर चौक से सेंट्रल स्कूल तक	24000	20000	38000	95000	86000	12000	10000
		4	सहारनपुर रोड पर सहारनपुर चौक से बिन्दाल पुल तक	24000	20000	38000	95000	86000	12000	10000
		5	दाघवर्जन रोड पर मालसी विद्यर पार्क से कुटाल गेट तक	24000	20000	38000	95000	86000	12000	10000
		6	दाघवर्जन रोड पर मसूरी बाईपास से मालसी विद्यर पार्क तक	24000	20000	38000	95000	86000	12000	10000
		7	राजपुर रोड को समानान्तर कैनाल रोड कवठबगडा तक	24000	20000	38000	95000	86000	12000	10000
		8	राजपुर रोड पर मसूरी बाईपास से राजपुर तक (साई मन्दिर होते हुए)	24000	20000	38000	95000	86000	12000	10000

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





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**क्षरण सारणी**

कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक
1 Yrs.	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.513	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.412
9	0.913	29	0.747	49	0.611	69	0.499	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.880	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.868	34	0.710	54	0.581	74	0.475	94	0.388
15	0.860	35	0.703	55	0.575	75	0.470	95	0.384
16	0.851	36	0.696	56	0.569	76	0.465	96	0.381
17	0.842	37	0.689	57	0.563	77	0.461	97	0.377
18	0.834	38	0.682	58	0.558	78	0.456	98	0.373
19	0.826	39	0.675	59	0.552	79	0.452	99	0.369
20	0.817	40	0.668	60	0.547	80	0.447	100	0.366

(वीर सिंह बुढियाल)  
अपने भिल्लपिकारो (विल एंव राजस्व)  
देहरादून



**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**NISHANT CHATURVEDI**  
Advocate

Address: Cum Office: 216, Bell Road  
Clementown Town, Dehradun-248002  
Mob. No. : 9627288300

Date: 21-2-2017

To,

The Senior/Chief Manager  
Bank of Baroda  
Branch RLF  
District: Dehradun

Dear Sir/Madam,

REG: Title Opinion Report certifying Non Encumbrance of the property detailed in Sale Deed No. 747 & 748 Property All that plot of land forming part of property no. 183 Rajpur Road, Dehradun (Khasra No. 1514) area 125.87 sq. meters situated at Mauza Dhakpatti Pargana Central Doon District Dehradun (morefully described in Schedule-A) AND House part of Property bearing Municipal No. 183-1/1 Rajpur Road, Dehradun area 1589.11 sq. meters in which covered area 371.01 sq. meters on ground floor, first floor, lower level (morefully described in Schedule-B) and belonging to Shri Rameshwar Havelia son of Shri Madho Lal Havelia resident of Kuanwal, Dehradun

Refer to your letter No. \_\_\_\_\_ dated \_\_\_\_\_ requesting me to furnish non encumbrance and certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to Shri Rameshwar Havelia son of Shri Madho Lal Havelia resident of Kuanwal, Dehradun (borrower)

1. Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property alongwith boundaries and measurements.	<p><u>Schedule-A</u> All that plot of land forming part of property no. 183 Rajpur Road, Dehradun (Khasra No. 1514) area 125.87 sq. meters situated at Mauza Dhakpatti Pargana Central Doon District Dehradun.</p> <p><u>Schedule-B</u> House part of Property bearing Municipal No. 183-1/1 Rajpur Road, Dehradun area 1589.11 sq. meters in which covered area 371.01 sq. meters on ground floor, first floor, lower level bounded and butted as under:- NORTH: Property of others SOUTH: Property of Dr. Charat Ram EAST: Khula and property of Seller WEST: Rajpur Road</p> <p>Residential</p>
2. Nature of Property (Whether Agricultural Non-Agricultural, Commercial, Residential or Industrial).	
3. Name of the Mortgagor Owner And status in the Account i.e.	Shri Rameshwar Havelia (Absolute owner)

*EM*



Partner (S) or guarantor and other individual, Sole Proprietor, Partner, Director, Kurta or Trustee. In case the Mortgagor is Partner/ Director/ Trustee who is mortgaging the property on behalf of Partnership/ Company/ Company/ Trust, Whether he/she has the authority, Copy of the Resolution/ Memorandum & Articles of Association / Trust Deeds etc. whether examined and verified.	
4. Whether any minor lunatic or undischarged insolvent is contacting. Precautionary steps to be taken.	N.A.
5. Whether the property is Free Hold or Lease Hold. If Lease hold then period of lease and if free hold whether Urban Land Ceiling Act applies and permission to be obtained.	Free Hold
6. Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will Probate is available.	Self Acquired
7. Whether the Mortgagor is Co-Owner/Joint Owner and / or any partition of the property is made between the members of the family through Partition Deeds. If yes, Whether Original Registered Partition Deeds is available or it is only a family settlement.	No- Absolute Owner
8. Whether the Mortgagor is in exclusive possession of the property. Or it is leased/rented out to third party.	- Yes -
9. Whether the property is mutated in Municipal/ Revenue records and Mortgagor's name is reflecting and if not the reason thereof.	Mutation - No
10. Whether any restriction for creation of mortgage is imposed under Central/ State/ Local Laws. If yes then specify whose consent or permission would be required for creation of mortgage.	N.A.
11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant Documents are available. Please give detailed list	-Yes- 1- Sale Deed dated 30-1-2003 in favour of Shri Rameshwar Havelia being document no. 747 2- Sale Deed dated 30-1-2003 in favour of Shri Rameshwar Havelia being document no.

*CH*



	748 3- Sale Deed dated 6-6-2001 in favour of Shri Jagdish Prasad
12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.	-Yes-
13. Whether the Search is being made for the period of 30 years. If no reason thereof.	-Yes- 30 years
14. Details of documents examined/scrutinized (which are in chronological order with serial numbers, type/nature of document date of execution, parties, date of registration details including the details of revenue/ society records etc).	1- Copy of Sale Deed dated 30-1-2003 in favour of Shri Rameshwar Havelia being document no. 747 2- Copy of Sale Deed dated 30-1-2003 in favour of Shri Rameshwar Havelia being document no. 748 3- Copy of Sale Deed dated 6-6-2001 in favour of Shri Jagdish Prasad
15. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties alongwith the type of right it creates.	This is to certify that I have thoroughly searched and inspected the records available in the office of the Sub Registrar, Dehradun and revenue records from the year 1986 upto 20-2-2017, for last more than 30 years in respect of <u>All that plot of land forming part of property no. 183 Rajpur Road, Dehradun (Khasra No. 1514) area 125.87 sq. meters situated at Mauza Dhakpatti Pargana Central Doon District Dehradun (morefully described in Schedule-A) and House part of Property bearing Municipal No. 183-1/1 Rajpur Road, Dehradun area 1589.11 sq. meters in which covered area 371.01 sq. meters on ground floor, first floor, lower level (morefully described in Para No. 1 of title opinion report) and have found that the said property is standing in the name of Shri Rameshwar Havelia son of Shri Madho Lal Havelia resident of Kuanwal, Dehradun.</u> Previously the property mentioned in Schedule-A was owned and possessed by Late Mr. S. Porse son of John Porse resident of 183 Rajpur Road, Dehradun who became the owner of said property by virtue of a Gift Deed dated 8-10-1956 duly registered in the office of the Sub Registrar, Dehradun in book no.1 volume 504 on pages 6 to 9 at serial no. 1584 dated 10-10-1956. Shri S.Porse had executed a Will dated 13-1-1982 and Shri Porse died on 23-4-1993. Thereafter the said will was duly granted by Court of Addl. District Judge, Dehradun in Misc. Case No. 245 of 1993 vide order dated 3-4-1995 and Ms. Shanti Ruby Kantora became the owner of the said property after the death of Shri S.Porse on basis of the said will. Ms. Shanti Ruby Kantora Porse D/O Shri Baldev

PA



**Area Chart from Approved Plan**

11/22/8/96

RECOMMENDED FOR SANCTION

M.D.T.A. SEAL

PROPOSED RESIDENCE PLAN FOR  
MR. JAGDISH PRASAD OF M/S ASIAN  
AGRO FARMS INDIA LTD AT  
KHASRA NO 737 RAJPUR ROAD  
DEHRADUN

AREA STATEMENT

PLOT AREA	17106.59	1589.11
ROAD WIDENING	2618.72	243.28
NET PLOT AREA	15486.86	1345.83
GELDER AREA	1868.56	173.58
AREA UNDER	322.92	30.00
PLANT AREA	1366.73	126.97
TOTAL CLEAR AREA	3558.12	330.55
PLOT COVERAGE	15%	
F.A.R.	24	

SCHEDULE OF USE

TYPE RESIDENTIAL



**ENCLOSURE VI: ANNEXURE: III - DECLARATION**

- a The information furnished in our valuation report dated 5/1/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b We have no direct or indirect interest in the property valued.
- c Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 3/1/2023 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 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.
- g 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.
- h 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.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This Valuation Report is prepared for the residential land & building situated at the aforesaid address having total land area admeasuring 1,471.70 sq. mtr. (1,760.13 sq. yd.) as per the copy of sale deeds and area chart from layout plan provided by the bank. Total Covered Area is 4,702.11 sq. ft./ 436.84 sq. mtr. the construction of the property is approx. 27 years old 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.
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst:</b> Er. Deepak Joshi <b>Valuation Engineer:</b> Er. Adil Afaque <b>L1/ L2 Reviewer:</b> Er. Rajani Gupta
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b> 2/1/2023 <b>Date of Survey:</b> 3/1/2023 <b>Valuation Date:</b> 5/1/2023 <b>Date of Report:</b> 5/1/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 3/1/2023. Property was shown and identified by <b>Mr. Vikram Singh</b> (☎+91-81264 60182)
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated



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

**Date: 5/1/2023**

**Place: Noida**

  
**Signature**

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

ENCLOSURE VII

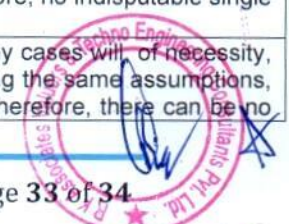
PART E

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 to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no



	standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.



**SURVEY SUMMARY SHEET**  
(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.			
2.	Name of the Surveyor	Deepak Joshi		
3.	Borrower Name			
4.	Name of the Owner	Rameshwan Handra		
5.	Property Address which has to be valued	Rajpur Road, D.Du		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
		Vikram Singh		
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		1714.98 m <sup>2</sup>	1509.11 m <sup>2</sup>	
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			



	property during survey	
18.	Is independent access available to the property	<input checked="" type="checkbox"/> No
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
20.	Is the property merged or colluded with any other property	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
21.	Local Information References on property rates	No Please refer attached sheet named 'Property rate Information Details.'

**Endorsement:**

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

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

- a. Name of the Person:
- b. Relation:
- c. Signature:
- d. Date:

VIKRAM SINGH

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

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

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

- a. Name of the Surveyor: Deepak Joshi
- b. Signature: [Signature]
- c. Date: 03/01/23

03/01/23

