

FILE NO. RKA/FY20-21/226

DATED:07/09/2020

VALUATION ASSESSMENT

OF

INDEPENDENT HOUSE

SITUATED AT

PROPERTY BEARING NO. IX/1836, PLOT NO.150, OUT OF KHASRA NO.28/6
MIN, GALI NO.2, KAILASH NAGAR, VILLAGE SEELAMPUR, SHAHDARA,
DELHI-110031

OWNER/S

MR. DHANANJAY MITTAL S/O LATE MR. SUDHIR MITTAL

A/C: M/S. JATIN GARMENTS

REPORT PREPARED FOR

STATE BANK OF INDIA, SARB BRANCH, NAJAFGARH ROAD, NEW DELHI

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

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

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

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
PROPERTY BEARING NO.IX/1836, PLOT NO.150, OUT OF KHASRA NO.28/6
MIN, GALI NO.2, KAILASH NAGAR, VILLAGE SEELAMPUR, SHAHDARA,
DELHI-110031

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank Of India, SARB Branch, Najafgarh Road, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Jatin Garments

1.	Customer Details						
i.	Name of the Owner	Mr. Dhananjay Mittal S/o Late Mr. Sudhir Mittal					
ii.	Application No.	NA					
2.	Property Details						
i.	Address	Property Bearing No. IX/1836, Plot No.150, Out Of Khasra No.28/6 Min, Gali No.2, Kailash Nagar, Village Seelampur, Shahdara, Delhi-110031					
ii.	Nearby Landmark	Near Gandhi Nagar Market					
iii.	Google Map	Enclosed with the Report					
		Coordinates or URL: 28°39'56.1"N 77°15'24.1"E					
iv.	Independent access to the property	Clear independent access is available					
v.	Type of ownership	Single ownership					
vi.	Constitution of the Property	Free Hold					
vii.	Is the property merged or colluded with any other property	Does not appear to be merged as visible from outside					
		Comments: None					
3.	Document Details	Status	Name of Approving Auth.	Approval No.			
i.	Layout Plan	No information provided	MCD	-----			
ii.	Building plan	No information provided	MCD	-----			
iii.	Construction Permission	No information provided	MCD	-----			
iv.	Legal Documents	Available	Old Valuation Report	None	None		
4.	Physical Details of the Property						
i.	Adjoining Properties	Directions	As per copy of Old Valuation Report	Actual found at Site			
		North	Other's Property	Other's Property			
		South	Road	Road			
		East	Other's Property	Road			
		West	Other's Property	Other's Property			
ii.	Are Boundaries matched	No, there is slight difference from the Old Valuation Report					
iii.	Plot demarcation	Yes					
iv.	Approved land Use	Residential as per nearby activity seen on the site					
v.	Type of Property	Independent Residential Plotted House					
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms		
	Cannot comment since our surveyor was not allowed entry into the property by the occupants	---	---	---	---		
vii.	Total no. of floors of the property	3 (Ground + First + Second Floor)					
viii.	Floor on which the property is located	All					
ix.	Approx. age of the property	Approx. 17 years as per the copy of old valuation report provided to us.					

x.	Residual age of the property	Approx. 43-48 years subject to proper and timely maintenance
xi.	Type of structure	RCC load bearing structure
xii.	Condition of the Structure	Average
xiii.	Finishing of the building	Average
5.	Tenure/ Occupancy/ Possession Details	
i.	Property presently possessed/ occupied by	Cannot comment since our surveyor was not allowed to survey the property from inside by the occupants
ii.	Status of Tenure	NA
iii.	No. of years of occupancy	-
iv.	Relationship of tenant or owner	-
6.	Stage of Construction	Constructed property in use
	If under construction then extent of completion	NA
7.	Violation in the property	
	i. Violation if any observed	ii. Nature and extent of violation
	Cannot comment since copy of approved building plans/map not provided to us	Cannot comment since copy of approved building plans/map not provided to us
		iii. Any other negativity, defect or drawback in the property
		No

8.	AREA DETAILS OF THE PROPERTY		
i.	Land area (as per documents/ site survey, whichever is less) Considered		
	Area as per documents	Area as per site survey	Area considered for Valuation
	41.39 sq.mtr / 49.05 sq.yds	NA	41.39 sq.mtr / 49.05 sq.mtr
	Area adopted on the basis of	Old Valuation RReport	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. 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, is taken as per property documents which has been relied upon.	
ii.	Constructed Covered Area (As per IS 3861-1966)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	GF = 445.5 sq.ft / 41.38 sq.mtr	NA	GF = 445.5 sq.ft / 41.38 sq.mtr
	FF = 445.5 sq.ft / 41.38 sq.mtr		FF = 445.5 sq.ft / 41.38 sq.mtr
	SF = 445.5 sq.ft / 41.38 sq.mtr		SF = 445.5 sq.ft / 41.38 sq.mtr
	Total = 1336.5 sq.ft / 124.16 sq.mtr		Total = 1336.5 sq.ft / 124.16 sq.mtr
	Area adopted on the basis of	Old Valuation Report and also observed at the site that the plot is fully covered	
	Remarks & Observations	Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only.	

9.	VALUATION ASSESSMENT		
A.	ASSESSMENT FACTORS		
i.	Valuation Type	Land & Building Value	Residential Land & Building Value
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.	
iii.	Property Use factor	Current Use	Highest & Best Use

		Residential		Residential	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Rectangle	Small	On Road Level	Normal frontage
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Ordinary location within the locality	GF+ FF+ SF
		Urban developed	Property within conjusted Residential locality	2 Side Open	
				None	
		Property Facing	South Facing		
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	NA			
ix.	Property overall usability Factor	Normal			
x.	Comment on Property Saleability Outlook	Since the property is mortgaged under NPA account therefore less buyers will be interested and may not fetch its full value			
xi.	Comment on Demand & Supply in the Market	Since this property is mortgaged under NPA account therefore it will have less demand in the market and will have limited target buyers who deals in such kind of stressed properties.			
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will 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.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>			
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xv.	Methodology/ Basis of Valuation	Govt. Guideline Value:Collector rates of Delhi			
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Relacement Cost approach'.			

		<p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.</i></p> <p><i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, 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.</i></p> <p><i>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. 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.</i></p> <p><i>Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.</i></p> <p><i>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.</i></p> <p><i>The condition assessment and the estimation of the residual economic life of the structure is 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.</i></p> <p><i>Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.</i></p> <p><i>Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</i></p> <p><i>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.</i></p>
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		<p>Fair Market Value[#] suggested by the competent Valuer <u>is that prospective estimated amount</u> 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 related to the subject asset 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, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.</p> <p>Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.</p> <p>Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.</p> <p>Forced/ Distress Sale Value[*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of 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 is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.</p> <p>Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.</p> <p>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 the professional & legal terms. Therefore to avoid confusion, 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.</p> <p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>The Value is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.</p> <p>Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>									
xvi.	References on prevailing market Rate/ Price trend of the property and Details of	<table><tr><td>1.</td><td>Name:</td><td>Mr. Raja</td></tr><tr><td></td><td>Contact No.:</td><td>+91-8744994592</td></tr><tr><td></td><td>Nature of reference:</td><td>Property Consultant</td></tr></table>	1.	Name:	Mr. Raja		Contact No.:	+91-8744994592		Nature of reference:	Property Consultant
1.	Name:	Mr. Raja									
	Contact No.:	+91-8744994592									
	Nature of reference:	Property Consultant									

the sources from where the information is gathered (from property search sites & local information)			Size of the Property:	Approx 50 sq. yds.	
			Location:	Gali No.2, Kailash Nagar	
			Rates/ Price informed:	Approx. Rs.1,50,000/- to Rs.1,75,000/- per sq.yds (Pre Lockdown rates)	
			Any other details/ Discussion held:	<p>As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for industrial land were around Rs.1,50,000/- to Rs.1,75,000/- per sq. yds. (Pre Lockdown rates)</p> <p>According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.</p>	
		2.	Name:	Billu Property Dealer	
			Contact No.:	+91-9011611552	
			Nature of reference:	Property Consultant	
			Size of the Property:	Approx 50 sq.yds.	
			Location:	Gali No.2, Kailash Nagar	
			Rates/ Price informed:	Around Rs.1,40,000/- to Rs.1,75,000/- per sq.yds (Pre Lockdown rates)	
			Any other details/ Discussion held:	<p>According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.</p>	
		3.	Name:	NA	
			Contact No.:	NA	
			Nature of reference:	NA	
			Size of the Property:	NA	
			Location:	NA	
			Rates/ Price informed:	NA	
			Any other details/ Discussion held:	NA	
		NOTE: The given information above can be independently verified to know its authenticity.			
	xvii.	Adopted Rates Justification	As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for		

		<p><i>purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in in the real estate market after the Pandemic subsides.</i></p> <p><i>Due to this we have taken an additional discounting factor on prevailing Pre-Lockdown market rate for arriving at the Realizable value of the subject property.</i></p> <p>The above mentioned property dealers have quoted the rates of Rs.1,40,000/- to Rs.1,75,000/- per sq. yds. (Pre-Lockdown Rates) in this area. Keeping all those factors into the consideration that may affect the value of this property including that it is an NPA account we have adopted the rate of Rs.1,40,000/- per sq. yds. (Pre Lockdown) which seems to be reasonable in our view.</p>
xviii.		

B. VALUATION CALCULATION				
a. GUIDELINE/ CIRCLE VALUE				
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics & assessment factors of the property)
		49.05 sq.mtr / 41.39 sq.mtr	Rs.46,200/- per sq.mtr	Rs.46,200/- per sq.mtr
	Total Land Value (a)	41.39 sq.mtr X Rs.46,200/- per sq.mtr		
		Rs.19,12,218/-		
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure on pillar beam column and 9" brick walls	Class C construction (Simple/ Average)	Construction older than 15 years and above
		Rate range	Rate adopted	Covered Area
		Rs.6,960/- per sq.mtr	Rs.6,960/- per sq.mtr	1336.5 sq.ft / 124.16 sq.mtr

	Total Construction Estimated Depreciated Replacement Value (b)	124.16 sq.mtr X Rs.6,960/- per sq.mtr		
		Rs.8,64,154/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.27,76,372/-		
b.	INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE			
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics& assessment factors of the property)
		49.05 sq.mtr / 41.39 sq.mtr	Rs.1,30,000/- to Rs.1,50,000/- per sq.ft	Rs.1,40,000/-per sq.ft
	Total Land Value (a)		49.05 sq.yds X Rs.1,40,000/- per sq.yds	
			Rs.68,67,000/-	
ii.	Construction Depreciated Replacement Value	Structure cost/ Construction Value		
		Structure Type	Construction category	Structure Condition
		RCC load bearing structure on pillar beam column and 9" brick walls,	Class C construction (Simple/ Average)	Average
		Age Factor		Covered Area
		Construction older than 15 years and above		1336.5 sq.ft / 124.16 sq.mtr
		Rate range		Rate adopted
		Rs.700/- to Rs.800/- per sq.ft		Rs.700/- per sq.ft
	Total Construction Depreciated Replacement Value Value (b)		Rs.700/- per sq.ft X 1336.5 sq.ft	
			Rs.9,35,550/-	
iii.	Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost)		NA	
iv.	Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		NA	
v.	Add extra for services(e) (water, electricity, sewerage, main gate, boundary, lift, etc.)		NA	
vi.	TOTAL VALUE: (a+b+c+d+e)		Rs.78,02,550/-	
vii.	Additional Premium if any		NA	
	Details/ Justification		NA	
viii.	Deductions charged if any		---	
	Details/ Justification		---	
ix.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)		Rs.78,02,550/-	
x.	ROUND OFF		Rs.78,00,000/-	
xi.	IN WORDS		Rupees Seventy Eight Lakhs Only	
xii.	EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)		Rs.66,30,000/-	
xiii.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)		Rs.58,50,000/-	
xiv.	VALUE FOR THE INSURANCE PURPOSE		Rs. 7,00,000/-	
xv.	Justification for more than 20%	Circle rates are determined by the District administration as per their own		

	difference in Market & Circle Rate	theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
xvi.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> We have been provided only the Old Valuation Report by the bank and all the information about the property such as it's address, ownership and land area has been taken from the Old Valuation Report but the valuation has been done by us independently. As per the site survey GF is being used for the commercial purpose whereas the FF & SF are being used for the commercial purpose. Our surveyor was not allowed to enter the property for carrying out site survey by the occupants. Hence, the survey has been done from outside only. The Fair Market Value arrived at in this Report is the value under Free Market Conditions. <p>However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.</p> <ol style="list-style-type: none"> This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

10.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: Cannot comment since copy of TIR is not provided to us.
ii.	Is property SARFAESI compliant: Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, is mortgaged
v.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
	<ol style="list-style-type: none"> This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.

	b. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
	c. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

11.	DECLARATION		
	i. The property was inspected by our authorized surveyor on 7 September 2020 by name AE Praveen Sharma in the presence of no one since he was not allowed to enter the premises by the current occupants of the property.. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. We have submitted Valuation report directly to the Bank. v. This valuation report is carried out by our Engineering team on the request from State Bank Of India, SARB Branch, Najafgarh Road, New Delhi.		
12.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2 nd floor, Sector- 2, Noida	
13.	Enclosed Documents	S.No.	Documents
		i.	General Details
		ii.	Screenshot of the price trend references of the similar related properties available on public domain
		iii.	Google Map
		iv.	Photographs
		v.	Copy of Circle Rate
		vi.	Survey Summary Sheet
		vii.	Valuer's Remark
		viii.	Copy of relevant papers from the property documents referred in the Valuation
14.	Total Number of Pages in the Report with Enclosures	20	
15.	Engineering Team worked on the report	SURVEYED BY: AE Praveen Sharma	
		PREPARED BY: AE Namrata Rawat	
		REVIEWED BY: HOD Valuations	

R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I

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

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

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 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.

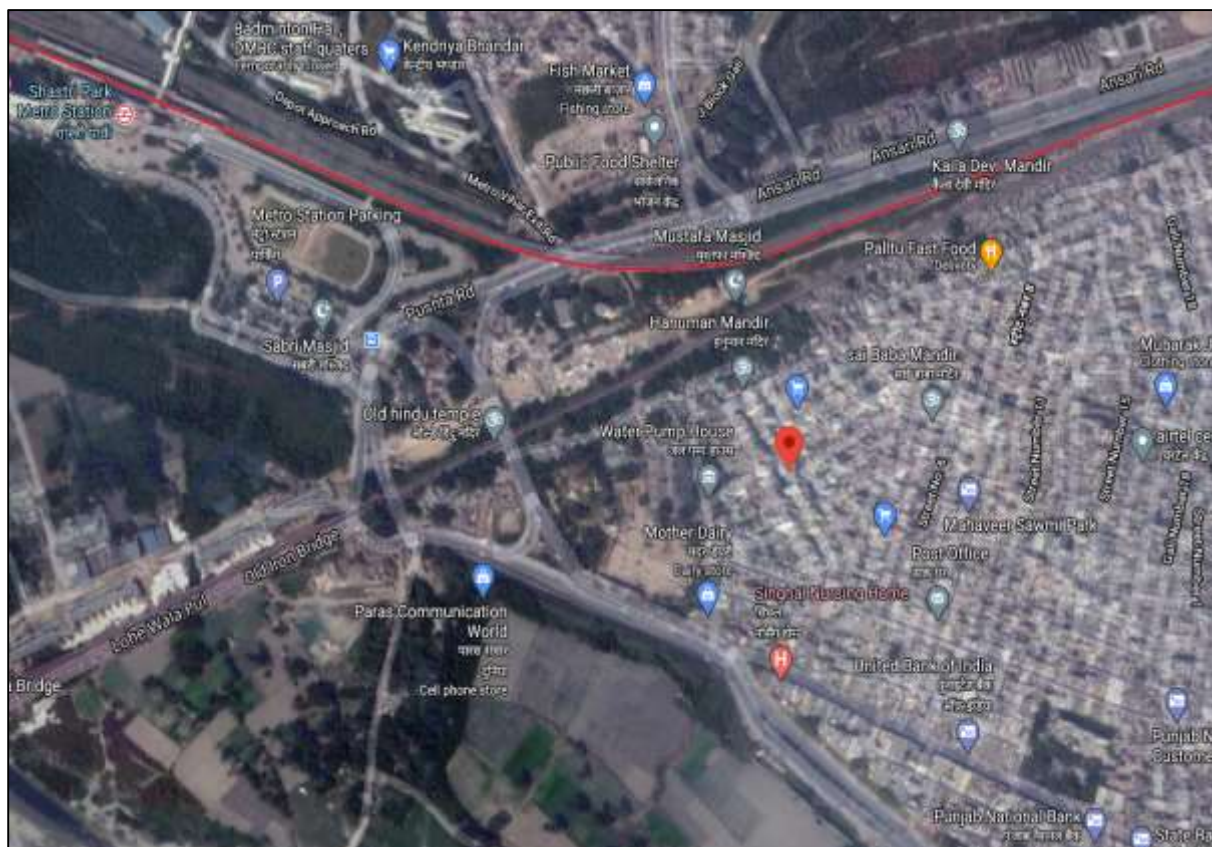
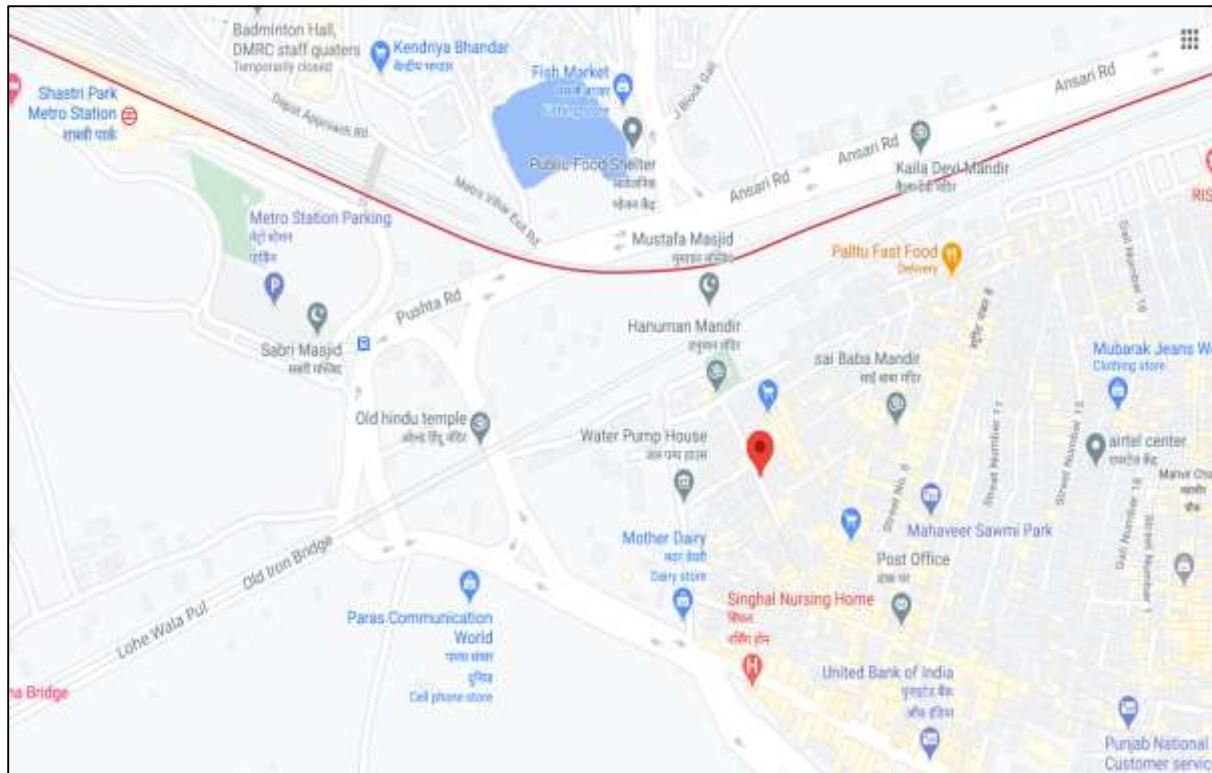
GENERAL DETAILS				
1.	Report prepared for	Bank		
2.	Name & Address of the Organization	State Bank Of India, SARB Branch, Najafgarh Road, New Delhi		
3.	Name of Borrower	M/s. Jatin Garments		
4.	Credit Analyst	Mr. Dinesh kalra (☎ +91-8826922884) (Dinesh.kalra@sbi.co.in)		
5.	Type of Loan	Information not available to us		
6.	Report Format	V-L1 (Basic) Version: 8.0_2019		
7.	Date of Valuation	7 September 2020		
8.	Date of Survey	7 September 2020		
9.	Type of the Property	Independent Residential Plotted House		
10.	Type of Survey	Only photographs taken (No sample measurement verification),		
11.	Type of Valuation	Residential Land & Building value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	No one	Name:	NA
14.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
15.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
16.	Important Disclosures	a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services.		
17.	Documents provided for perusal	Documents Requested Total 05 documents requested. Property Title document Approved Map Copy of TIR Last paid Electricity Bill Last paid Municipal Tax Receipt	Documents Provided Total 01 documents provided. Old Valuation Report None None None None	Documents Reference No. Dated: 22/12/2018 --- ---
18.	Documents received from	Bank		
19.	Identification of the property	<input checked="" type="checkbox"/> Cross checked from the boundaries of the property or address mentioned in the deed <input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the bank's representative <input checked="" 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	
20.	Enclosures	I. Valuation Report as per SBI Format Annexure-1 II. R.K Associates Important Notes III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.7 IV. Google Map – Page No.9 V. Photographs – Pages 02 VI. Copy of Circle Rate – Pages 01 VII. Survey Summary Sheet – Pages 02 VIII. Valuer's Remark - Page No.7 IX. Copy of relevant papers from the property documents referred in the Valuation – Pages x		

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

No specific references found on public domain for the subject property.

ENCLOSURE: IV – GOOGLE MAP LOCATION



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY





ENCLOSURE: VI – COPY OF CIRCLE RATE

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act, as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

1. Minimum land rate for Residential Use:-

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

2. Minimum Land Rates for Commercial, Industrial and other uses:-

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

*Definition are as per unit area property tax system

3. Minimum rates for cost of construction:-

3.1 The base unit rate of cost of construction will be :-

Table-1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15840
D	11160	12960
E	9360	10800
F	8280	9480
G	6840	8040
H	3420	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:-

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5

ENCLOSURE: VIII – VALUER’S REMARKS

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
10.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
11.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated

	Township must be approved in all respect..
12.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
14.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
16.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
17.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
18.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
21.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.