

REPORT FORMAT: V-L1 (FLATS - PNB) | Version: 12.0\_Nov.2022

CASE NO. VIS (2023-24)-PL035-030-030

DATED: 03/05/2023

# FIXED ASSETS VALUATION REPORT

## OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL APARTMENT IN MULTISTORIED BUILDING

### SITUATED AT

FLAT NO. - 601, 6<sup>TH</sup> FLOOR, "AMRAPALI VILLAGE PHASE-2", FM BLOCK, VILLAGE-  
MAKANPUR, GHAZIABAD, UTTAR PRADESH

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

### REPORT PREPARED FOR

PUNJAB NATIONAL BANK, SASTRA, EAST BRANCH, DEHRADUN

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

*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 OFFICE:

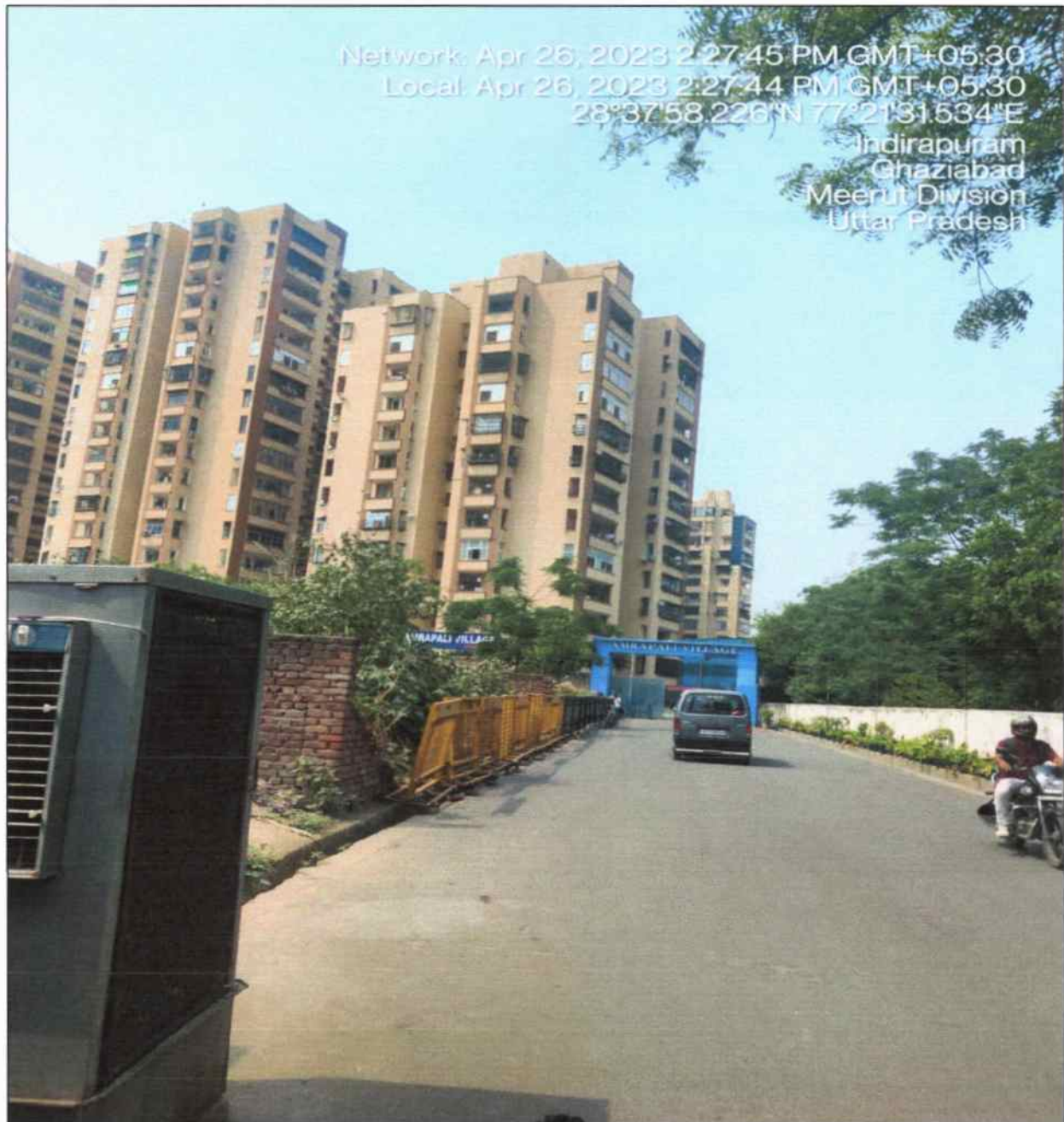
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**PART A**

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



**SITUATED AT**

**FLAT NO. - 601, 6<sup>TH</sup> FLOOR, "AMRAPALI VILLAGE PHASE-2", FM BLOCK, VILLAGE-  
MAKANPUR, GHAZIABAD, UTTAR PRADESH**





**PART B**

**PNB FORMAT ON OPINION REPORT ON VALUATION**

Name & Address of the Branch	Punjab National Bank, Sastra East Branch, Dehradun
Name & Designation of concerned officer	Mr. Sagar Saxena
Name of the Customer	M/S. Technical Consultant & Construction Associates
Work Order No. & Date	Sent through an e mail dated 20/04/2023

S.NO.	CONTENTS		DESCRIPTION		
I.	GENERAL				
1.	Name & Address of the valuer		R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.		
2.	Purpose of Valuation		For Distress Sale of mortgaged assets under NPA a/c		
3.	a. Date of Inspection of the Property		26 April 2023		
	b. Property Shown By		Name	Relation with the owner	Contact Details
			No representative was present during site survey		
	c. Title Deed No. & Date		I-28193 Dated- 30-06-2008 (Referred from the copy of the documents provided by the Bank)		
	d. Date of Valuation Assessment		3 May 2023		
	e. Date of Valuation Report		3 May 2023		
4.	List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner.)		Documents Requested	Documents Provided	Documents Reference No.
			Total 05 documents requested.	Total 02 documents provided	Total 02 documents provided
			Property Title document	Sale Deed	Dated: 30-06-2008
			Approved Floor Plan	None	NA
			Copy of TIR	Copy of TIR	Dated: 14-01-2021
			Last paid Electricity Bill	None	NA
			Last paid Municipal Tax Receipt	None	NA
	Documents provided by		Bank		
			Name	Relationship with Owner	Contact Number
		Mr. Sagar Saxena	Banker	8826137239	
5.	Name of the owner(s)		Mr. Rajesh Singhal & Mrs. Sapna Singhal		
			D-13, Vivek Vihar, 1 <sup>st</sup> Floor, Delhi,		
			Phone No.: NA		
6.	Brief description of the property				
This opinion on Valuation report is prepared for the property situated at the aforesaid address. As per the copy of Sale Deed, dated 30-06-2008, the subject property has super built up area of 1425 Square feet (i.e., 132.38 Square meter) and covered area of 1140 sq.ft. (i.e., 105.90 Square meter), along with one covered car parking.					
The subject property is a NPA property. Valuation of the property have been done based on the information available from the sale deed and TIR report. Survey of the property from inside could not be done since no one from					

client's/bank's was present and the security guard did not allow the surveyor to enter the society. Due to the above-mentioned reason only photographs of the tower from outside of the society could be taken.

As per sale deed, the subject property is situated on 6<sup>th</sup> floor, Phase-2, FM Block of Amrapali village. However, the total nos. of floors could not be ascertained due to the above-mentioned reason.

The subject property is abutted with NH-24, Ghaziabad Road, which is around 170 feet wide. All the basic and civic amenities are available within the close proximity of the subject property. Most of the surrounding properties are used for residential & commercial 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. 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. 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 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 null and void of the property. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property.

7.	Location of the property		
	7.1 Plot No. / Survey No. (referred from the copy of the documents provided to us)	Khasra No.- 2366/1, 2366/2, 2385/1, 2385/2 (As per the copy of documents provided to us)	
	7.2 Door No.	---	
	7.3 T. S. No. / Village	---	
	7.4 Ward / Taluka	---	
	7.5 Mandal / District	Ghaziabad	
	7.6 Nearby Landmark	Kala Pathar Park	
	7.7 Postal address of the property	Flat No. - 601, 6 <sup>th</sup> Floor, "Amrapali Village Phase-2", FM Block, Village- Makanpur, Ghaziabad, Uttar Pradesh	
8.	Details of approved Plans		
	8.1 Date of issue and validity of layout of approved map / plan	We have done the valuation based on the assumption that this society/ township is duly approved by the competent authority including the flat in this society.	
	8.2 Approved Map / Plan issuing authority	Cannot comment since no approved map provided to us	
	8.3 Whether genuineness or authenticity of approved map / plan is verified	No, not at our end. It is to be taken care by Bank's competent advocate.	
	8.4 Any other comments by our empaneled valuers on authenticity of approved plan	None.	
	8.5 Comment on unauthorized construction if any	Cannot comment since no approved plan has been provided.	
	8.6 Comment on demolition proceedings if any	Cannot comment	
9.	City Categorization (City / Town)	Scale-B City	Urban Developed
	Type of Area	It is a mixed used area, commercial & residential.	
10.	Classification of the area	Upper Middle Class (Good)	Urban developed
		Within urban developed area	



11.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Urban	Municipal Corporation (Nagar Nigam)
		Ghaziabad Municipal Corporation	
12.	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 general information available on public domain	NA
		----	
13.	Boundaries schedule of the Property		
	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
	Directions	As per Documents	Actually found at Site
	North	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	South	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	East	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	West	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
14.	Dimensions of the site		
	Directions	As per Documents (A)	Actually found at Site (B)
	North	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	South	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	East	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
	West	Not mentioned in the documents for the said unit	Cannot comment since we could not enter the property
15.	Extent of the site	1425 Sq.ft (super built)	Cannot comment since we could not enter the property
	15.1 Latitude, Longitude & Co-ordinates	28°37'57.8"N 77°21'30.8"E	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	1425 sq. ft. / 132. 38 sq.mtr <b>Super Area</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Cannot comment since we were not allowed to enter the society	
	17.1 Rent received per month	Cannot comment	
II. APARTMENT BUILDING			
1.	Name of the Apartment	Flat No. - 601, 6 <sup>th</sup> Floor, "Amrapali Village Phase-2"	
2.	Nature of the Apartment	Cannot comment since no information was available	
3.	Description of the locality Residential / Commercial / Mixed	Residential cum commercial	
4.	Year of Construction	Could not be ascertained, since approved plan not provided	
5.	Number of Floors	Cannot comment since we were not allowed to enter the society	
6.	Type of Structure	RCC Framed structure, as could be seen from outside	
7.	Number of Dwelling units in the building	Cannot comment, since we were not allowed to go inside the society	
8.	Quality of Construction	Internal - Cannot comment since we were not allowed to go	

	(Class of construction/ Appearance/ Condition of structures)	inside	
		External - Class B construction (Good)	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Internal	External
		No information available since internal survey of the property couldn't be carried out	Good
		Cannot comment, since we were not allowed to go inside the society	
11.	Facilities Available		
	11.1 Lift	Cannot comment, since were not allowed to go inside	
	11.2 Protected Water Supply	Cannot comment, since were not allowed to go inside	
	11.3 Underground Sewerage	Cannot comment, since were not allowed to go inside	
	11.4 Car Parking - Open/ Covered	Covered, as mentioned in the documents. However, we were not allowed to inspect the same	
	11.5 Is Compound wall existing?	Cannot comment, since we were not allowed to go inside	
	11.6 Is pavement laid around the building	Cannot comment, since we were not allowed to go inside	
	11.8 Other facilities	<input type="checkbox"/> Club, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Kids Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Park, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Power Backup, <input type="checkbox"/> Security	
III. FLAT			
1.	Type of layout of flat	cannot comment, since we were not allowed to enter the society	
2.	The floor on which the flat is situated	6 <sup>th</sup> floor, from available documents. Though we were not allowed to go inside	
3.	Door No. of the flat	---	
4.	Specifications of the flat		
	Roof	cannot comment, since we were not allowed to enter the society	
	Flooring	cannot comment, since we were not allowed to enter the society	
	Doors	cannot comment, since we were not allowed to enter the society	
	Windows	cannot comment, since we were not allowed to enter the society	
	Fittings	cannot comment, since we were not allowed to enter the society	
	Finishing	cannot comment, since we were not allowed to enter the society,	
5.	House Tax	No information available	
	Assessment No.	No information available	
	Tax paid in the name of	No information available	
	Tax amount	No information available	
6.	Electricity Service Connection No.	No information available	
	Meter Card is in the name of	No information available	
7.	How is the maintenance of the flat?	cannot comment, since we were not allowed to enter the society	
8.	Sale Deed executed in the name of	Mr. Rajesh Singhal & Mrs. Sapna Singhal (Mentioned as described in the document provided to us)	
9.	What is the undivided area of land as per Sale Deed?	Undivided portion of land not given in the sale deed	
10.	What is the plinth area of the flat?	1140 sq.ft	
11.	What is the floor space index (app.)	Could not ascertain without having approved map	
12.	What is the Carpet Area of the flat?	1140 sq.ft (Covered Area)	
13.	Is it Posh/ I class / Medium / Ordinary?	Middle Class (Ordinary)	
14.	Flat used for	cannot comment, since we were not allowed to enter the society	



15.	Is it Owner-occupied or let out?	Presently occupied by: Cannot comment, since we were not allowed to go inside		
16.	If rented, what is the monthly rent?	--		
IV. MARKETABILITY				
1.	How is the marketability?	Since the property is mortgaged under NPA account therefore less buyers will be interested and may not fetch its full value.		
2.	What are the factors favoring for an extra Potential Value?	Nil		
3.	Any negative factors are observed which affect the market value in general?	Cannot commnet, since we were not allowed to go inside		
V. RATE				
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 4000 per sq.ft. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Please refer to point 1 above.		
3.	Break - up for the rate			
	3.1 Building + Services	Flats transactions takes place based on composite rate.		
	3.2 Land + Others			
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 58,000 per sq.mtr. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
1.	Depreciated building rate	Not Applicable since Valuation is conducted based on composite market comparable rate method.		
	Replacement cost of flat with Services {V (3)i}	The replacement cost of construction is Rs 2,500/- per sq.ft plus cost of undivided portion of land		
	Age of the building	Approximately 10-15 years as per verbal information came to our knowledge.		
	Life of the building estimated	60-65 years subject to building construction is done as per specified norms & materials used with proper maintenance.		
	Depreciation percentage assuming the salvage value as 10%	Not Applicable since Valuation is done based on comparable composite market rate method.		
	Depreciated Ratio of the building	Not Applicable since Valuation is done based on market comparable composite rate method.		
2.	Total composite rate arrived for valuation	Rs.4000 per sq.ft. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
	Depreciated building rate VI (a)	Not Applicable since Valuation is done based on market comparable composite rate method.		
	Rate for Land & other V (3) ii	Not Applicable since Valuation is done based on market comparable composite rate method.		
	Total Composite Rate	Rs.4000 per sq.ft. For more details & basis please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
VII. DETAILS OF VALUATION				
Sr.No.	Particulars	Specifications/ Qty.	Rate per unit (Rs.)	Estimated Value* (Rs.)
1.	Present value of the flat	Cannot comment, since we	Rs.4,000/-	Rs.57,00,000/-

	(incl. car parking, if provided)	were not allowed to go inside		
<b>VIII. OTHER DETAILS</b>				
1.	Date of purchase of immovable property	October 2011		
2.	Purchase Price of immovable property	Rs.31,70,625/-		
3.	Book value of immovable property	----		
4.	Fair Market Value of the property	<b>Rs.57,00,000/-</b>		
5.	Realizable Value of immovable property	<b>Rs.48,45,000/-</b>		
6.	Distress Sale Value of immovable property	<b>Rs.42,75,000/-</b>		
7.	Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated			
8.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	Please refer to the <b>Part C - Procedure of Valuation Assessment section.</b>		
<b>S NO.</b>	<b>ENCLOSED DOCUMENTS</b>	<b>ENCLOSURE NO.</b>	<b>REMARKS</b>	
1.	Part – C: Procedure for Valuation Assessment	Enclosure – I	Enclosed with the report	
2.	Declaration	Enclosure - II	Enclosed with the report	
3.	Model Code of Conduct for Valuers	Enclosure – III	Enclosed with the report	
4.	Photograph of owner with the property in the background	Enclosure - IV	No one was available to show the property. Only pictures from outside were taken	
5.	Google Map Location	Enclosure – V	Google Map enclosed with coordinates	
6.	Layout plan of the area in which the property is located	NA	Not Available	
7.	Building Plan	NA	Not Available	
8.	Floor Plan	NA	Not Available	
9.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	Refer below.	Refer below.	
	a. Enclosure Copy of Circle Rate	Enclosure - VI	Enclosed with the report	
	b. References on Price Trend of the similar related properties available on public domain	Enclosure - VII	Enclosed with the report	
	c. Extracts of important property documents provided by the client	Enclosure - VIII	Enclosed with the report	
	d. Valuer's Important Remarks	Enclosure - IX	Enclosed with the report	
10.	Total Number of Pages in the Report with enclosures	38		





**\*NOTE:**

1. Please refer to **Part C - Procedure of Valuation Assessment** section for more details, basis, approach and methodology to valuation.
2. **PART A - PNB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the Bank. 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.
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. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at.



ENCLOSURE - I

PART C


PROCEDURE OF VALUATION ASSESSMENT

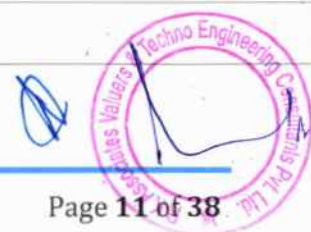
1.	GENERAL INFORMATION				
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		20 April 2023	26 April 2023	3 May 2023	3 May 2023
ii.	Client	Punjab National Bank, Sastra, East Branch, Dehradun			
iii.	Intended User	Punjab National Bank, Sastra, East Branch, Dehradun			
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 Distress Sale of mortgaged assets under NPA a/c			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the property is identified	<input type="checkbox"/> Identified by the owner <input type="checkbox"/> Identified by owner's representative <input 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 checked="" type="checkbox"/> Identification of the property could not be done <input type="checkbox"/> Survey was not done			
ix.	Is property number/ survey number displayed on the property for proper identification?	cannot comment, sine we were not allowed to enter the society			
x.	Type of Survey conducted	Only photographs taken from outside the society			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		BUILT-UP UNIT	RESIDENTIAL	RESIDENTIAL APARTMENT IN MULTISTORIED BUILDING
		Classification	Personal use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State <b>Reason:</b> Asset under Banking Resolution Process		



vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	
		Could not ascertained	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	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Not Applicable	Not Applicable	Not Applicable	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	On Wide Road	Not known to us. Since we were not allowed to go inside the society
		Urban developing	Normal	Near to Highway	
			Within urban developing zone	Near to Highway	
		Property Facing			
		Cannot comment, since were not allowed to go inside			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		cannot comment since we were not allowed to go inside the society	cannot comment since we were not allowed to go inside the society	cannot comment since we were not allowed to go inside the society	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	No new development			
xv.	Any specific advantage in the property	cannot comment since we were not allowed to go inside the society			
xvi.	Any specific drawback in the property	cannot comment since we were not allowed to go inside the society			
xvii.	Property overall usability/ utility Factor	cannot comment since we were not allowed to go inside the society			
xviii.	Do property has any alternate use?	No			





xix.	Is property clearly demarcated by permanent/ temporary boundary on site	cannot comment since we were not allowed to go inside the society		
xx.	Is the property merged or colluded with any other property	cannot comment since we were not allowed to go inside the society		
		cannot comment since we were not allowed to go inside the society		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	cannot comment since we were not allowed to go inside the society		
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used	Built-up Unit	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	M/s. Sai Properties
			Contact No.:	+91-98912 62959
			Nature of reference:	Property Consultant
			Size of the Property:	Similar
			Location:	Amarpali Village
			Rates/ Price informed:	Rs.4,300 per sq.ft. To Rs.5,000 per sq.ft. on super built-up area
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the flat on the subject property will be available around Rs.4,300 per sq.ft. To Rs.5,000 per sq.ft. on super built-up area
		2.	Name:	Mr. Manoj
			Contact No.:	+91-96627 91337
			Nature of reference:	Property Consultant
			Size of the Property:	Similar
			Location:	Amarpali village
			Rates/ Price informed:	Rs.4,200 per sq.ft. To Rs.5,000 per sq.ft. on super built-up area
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the flat on the subject property will be available around Rs.4,200 per sq.ft. To Rs.5,000 per sq.ft. on super built-up area
	NOTE: The given information above can be independently verified to know its authenticity.			





xxviii.	<b>Adopted Rates Justification</b>	<p>As per our discussion with the property dealers and habitants of the subject location we have gathered that residential flats are available on that same housing complex will fetch rate range of Rs.4,200 per sq.ft. – Rs.5,000 per sq.ft on Super Built-up.</p> <p>Based on the above information and since we could not ascertain the condition of the flat from inside, it is assumed that condition of the flat will not be in a livable condition and it may require extensive repair and maintenance before anyone could use it. Thus we are of the view to adopt a rate of <b>Rs.4,000/- per sq.ft.</b> On super built up, for the purpose of this valuation assessment.</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	Normal	
		<b>Remarks:</b> ---	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Property Salability Outlook	Easily sellable	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Adequately available
		<b>Remarks:</b> Good demand of such properties in the market	
		<b>Adjustments (-/+):</b> 0%	
xxx.	Any other special consideration	<b>Reason:</b> ----	
		<b>Adjustments (-/+):</b> 0%	
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>	
		<b>Adjustments (-/+):</b> 0%	
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.4000/- per sq.ft. on super built -up area</b>	
xxxiii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
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> </ul>	



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

*(Handwritten signature and circular stamp of R.K. Associates)*



xxxv.	<b>ASSUMPTIONS</b>
	<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 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. I/ 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>
	No representative was present from clients or bank's end. So we could not enter the premises of the property

3. VALUATION COMPUTATION OF BUILT-UP UNIT				
	Particulars		Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Built-up Unit Value	Rate range	---	Rs.4,300 to Rs.5000 per sq.ft
		Rate adopted	Rs.58,000/- per sq.mtr	Rs.4,000/- per sq.ft
		Super Area	1425 sq.ft / 132.38 sq.mtr.	1425 sq.ft
		Class of construction	Class B construction (Good)	Cannot comment, since no representative were present and unable to go inside
		Valuation Calculation	132.38 sq.mtr. X Rs.58,000/- per sq.mtr X 0.95(PLC discount)	1425 sq.ft X Rs.4,000/- per sq.ft
		<b>Total Value</b>	<b>Rs.72,94,138/-</b>	<b>Rs.57,00,000/-</b>
b.	Depreciation percentage (assuming salvage value % per year)		NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
c.	Age Factor		Year 2000 onwards	10-15 years old construction
d.	Structure Type/ Condition		Pucca (1.0)	could not ascertained
e.	Built-up Unit Value (A)		<b>Rs.72,94,138/-</b>	<b>Rs.57,00,000/-</b>



4. 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>	<b>NA</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> <li>Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.</li> </ul>		

5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Built-up Unit Value (A)	Rs.72,94,138/-	Rs.57,00,000/-
2.	Additional Aesthetic Works Value (B)		---
3.	<b>Total Add (A+B)</b>	Rs.72,94,138/-	Rs.57,00,000/-
4.	Additional Premium if any Details/ Justification	---	NO
5.	Deductions charged if any Details/ Justification	---	NA-
6.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	Rs.57,00,000/-
7.	<b>Rounded Off</b>	---	Rs.57,00,000/-
8.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	Rupees Fifty seven lakh only
9.	<b>Expected Realizable Value (@ ~15% less)</b>	---	Rs.48,45,000/-
10.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	Rs.42,75,000/-
11.	<b>Percentage difference between Circle Rate and Fair Market Value</b>	More than 20%	
12.	<b>Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics	



found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.

### 13. 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.

### 14. 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.

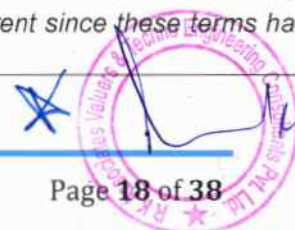
**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility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





15.

**Enclosures with the Report:**

- Enclosure II: Declaration
- Enclosure III: Model code of conduct for valuers
- Enclosure IV: Photographs of the property
- Enclosure V: Google map location
- Enclosure VI: Copy of Circle rate
- Enclosure VII: Referenced on price trend of the similar related properties available on public domain.
- Enclosure VIII: Extracts of important property documents provided by the clients
- Enclosure IX: 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.


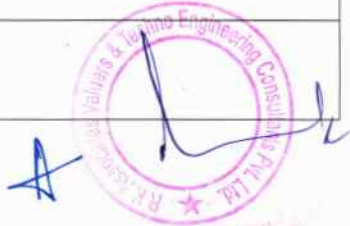
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## **IF REPORT IS USED FOR BANK/ FIs**

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

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

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Parveen Sharma	Anirban Roy	Mr. Anil Kumar
		



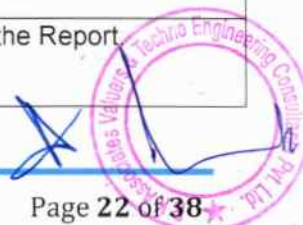
## ENCLOSURE II: DECLARATION

- a The information furnished in our valuation report dated 2/5/2023 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. Parveen Sharma have personally inspected the property on 26/4/2023 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 is a Residential unit located at aforesaid address having Super Area 1425 sq.ft. as per the documents available with us, since no one from clients/Banks end were present during site survey.  Some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Parveen Sharma <b>Valuation Engineer:</b> Er. Anirban Roy <b>L1/ L2 Reviewer:</b> Er. Mr. Anil Kumar
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> 20/4/2023
		<b>Date of Survey:</b> 26/4/2023
		<b>Valuation Date:</b> 3/5/2023
		<b>Date of Report:</b> 3/5/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Parveen Sharma on 26/4/2023. However we were not allowed to enter the society by the security guard. We have



		only managed to take photographs from outside the society
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) Has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</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 which owner/ owner representative/ client/ bank has shown/ identified to us on the site and as found on as-is-where basis unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report

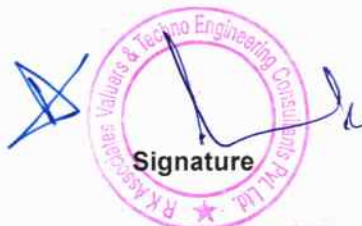




11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part D & Part E Valuer's Important Remarks of the Report enclosed herewith.

**Date: 3/8/2022**

**Place: Noida**



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

## ENCLOSURE III: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### INDEPENDENCE AND DISCLOSURE OF INTEREST

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



## Confidentiality

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

## Information Management

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

**Gifts and hospitality:**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
*Explanation.* — For the purposes of this code the term "relative" shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Signature of the Authorized Person:

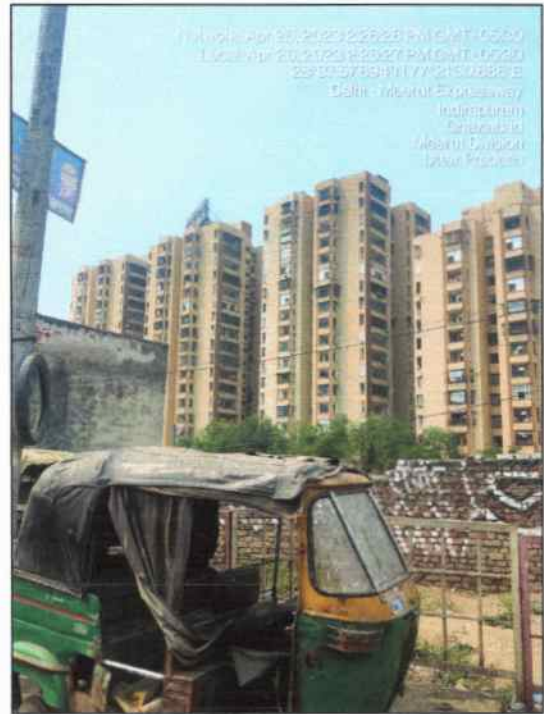
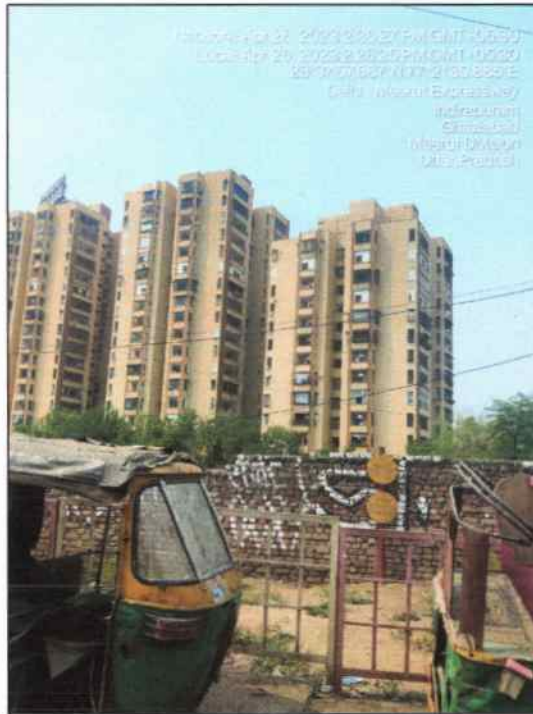
Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

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

Date: 2/5/2023

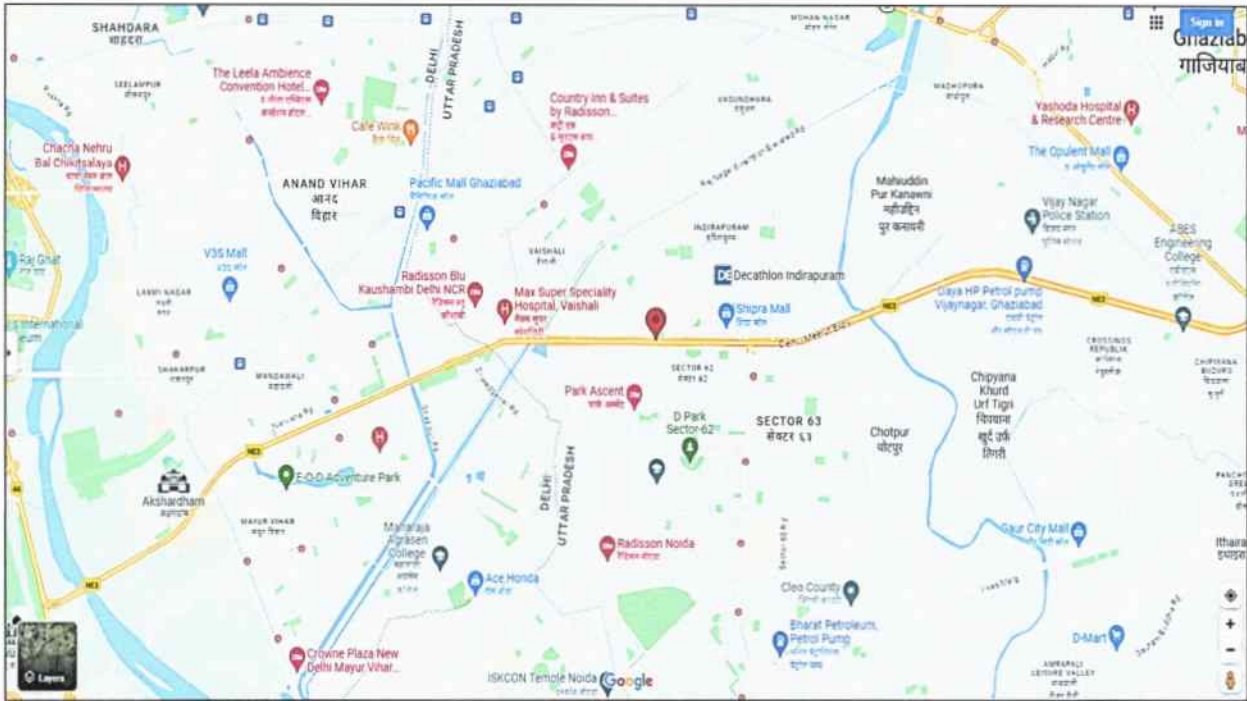
Place: Noida

**ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY**





**ENCLOSURE: V – GOOGLE MAP LOCATION**



*[Handwritten signature]*



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

मल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेंट के सुपर ऐरिया की निर्माण दर तथा कामन फेसिलिटीज हेतु वृद्धि दर का प्रतिशत										
मल्टीस्टोरीज काम्पलेक्स का प्रचलित नाम	मोहल्ले का नाम जहां काम्पलेक्स अवस्थित है	मोहल्ले का प्रारूप-1 के अधीन आवंटित की-कोड	भूमि- सुपर ऐरिया के निर्माण की दर	भूमि का मूल्य तथा निर्माण के मूल्य के योग पर कामन फेसिलिटीज का न्यूनतम मूल्य आकने के लिये वृद्धि दर का प्रतिशत						
				प्रति पार्किंग	पावर बैकअप	सुरक्षा गार्ड	कम्यूनिटी सेंटर	स्वामिन पूल	जिम	लिफ्ट
1	2	3	4	5	6	7	8	9	10	11
गौड ग्रीन विस्टा	न्यायखण्ड	0570	58000	4	1	1	1	1	1	1
हिमालय लीजेण्ड	न्यायखण्ड	0570	58000	4	1	1	1	1	1	1
सुपरटेक व अन्य समस्त टावर	न्यायखण्ड	0570	58000	4	1	1	1	1	1	1
एटीएस एडवेंटेज	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
जयपुरिया सनराईज	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
मिनेकल टावर	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
ईडन पार्क	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
अन्तरिक्ष ग्रीन	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
राजहंस प्रिमियर	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
ओरेज काउन्टी	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
ईस्ट एंड एटेन्यू	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
शिप्रा कृष्णा विस्टा	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
श्रीराम रेजीडेंसी व अन्य समस्त टावर	अहिंसाखण्ड	0571	58000	4	1	1	1	1	1	1
	अन्यखण्ड	0463	58000	4	1	1	1	1	1	1

अभिनेश्वर चतुर्थ  
राजियाबाद।

उप जिलाधिकारी  
राजियाबाद।

सहायक महानिरीक्षक निवन्धान  
राजियाबाद।

अपर कलेक्टर-वि०/रा०  
राजियाबाद।

कलेक्टर  
राजियाबाद।





चार मंजिला से अधिक मंजिल वाले मल्टीस्टोरीज गैर वाणिज्यिक फ्लैटों, भूमि के निर्माण की तथा कॉमन फॅसिलिटीज हेतु न्यूनतम मूल्य में होने वाली वृद्धि का प्रतिशत

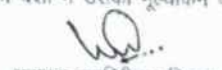
मल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेंट के सुपर ऐरिया की निर्माण दर तथा कॉमन फॅसिलिटीज हेतु वृद्धि दर का प्रतिशत										
मल्टीस्टोरीज कॉम्प्लेक्स का प्रचलित नाम	मोहल्ले का नाम जहां कॉम्प्लेक्स अवस्थित है	मोहल्ले का प्रारूप-1 के अधीन आवंटित प्लॉट-कोड	भूमि+ सुपर ऐरिया के निर्माण की दर	भूमि का मूल्य तथा निर्माण के मूल्य के योग पर कॉमन फॅसिलिटीज का न्यूनतम मूल्य आकने के लिये वृद्धि दर का प्रतिशत						
				प्रति पार्किंग	पावर बैकअप	सुरक्षा गार्ड	कम्यूनिटी सेंटर	स्वीमिंग पूल	जिम	लिफ्ट
1	2	3	4	5	6	7	8	9	10	11
	महाराजपुर(पुरानी आबादी)	0451	44000	4	1	1	1	1	1	1
	झण्डापुर(पुरानी आबादी)	0455	38000	4	1	1	1	1	1	1

नोट-चार मंजिल से अधिक गैर वाणिज्यिक मल्टीस्टोरीज फ्लैटों में मंजिल वार छूट के नियम-

- भाग-3(प्रारूप-5क-2) के कॉलम(5) में भूमि व सुपर ऐरिया निर्माण का मूल्य जोड़कर बेसिक मूल्य है, जो मूल/प्रथम/द्वितीय तल के लिये है। इन बेसिक दरों में फ्लैट के तीसरे से सातवें तल तक 5 प्रतिशत, आठवें तल से बारहवें तल तक 10 प्रतिशत, तथा तेरहवें तल से उपर के तलों पर 15 प्रतिशत की छूट अनुमन्य होगी।
- उक्त बेसिक मूल्य अथवा उसमें निर्धारित तलों वाली छूट के उपरान्त भाग-3 के प्रारूप-5(क)-2 के क्रमांक 5 से 11 तक की कॉमन फॅसिलिटीज की वृद्धि की जायेगी यदि बहुमंजिले परिसर/भवन में रेन वाटर हार्वैस्टिंग की संरचना की गयी हो तो बेसिक मूल्य में 5 प्रतिशत की छूट प्रत्येक तल पर अनुमन्य होगी।
- उक्त वृद्धि को बेसिक मूल्य में जोड़कर मूल्यांकन किया जायेगा। इस प्रकार निर्धारित मूल्य अबका फ्लैट के वास्तविक विक्रय मूल्य में, जो अधिक होगा, उस दर पर स्टाम्प शुल्क अदा किया जायेगा।
- फ्लैट के साथ रिक्त भूमि मूल पर या अन्य तलों पर होने अथवा साईड टेरिस होने की दशा में, रिक्त भूमि का मूल्य उस क्षेत्र के निर्धारित अकृषिक दर के 50 प्रतिशत से, फ्लैट के कुल मूल्य में जोड़कर मूल्यांकन किया जायेगा।
- कवर्ड ऐरिया से सुपर ऐरिया न्यूनतम 20 प्रतिशत अधिक होगा।
- बहुमंजिलीय कॉम्प्लेक्स में केवल पार्किंग के विक्रय होने की दशा में उसका मूल्यांकन का 200000/-रु प्रति पार्किंग की दर से किया जायेगा।

  
उपनिवेशक सचिव  
गाजियाबाद।

  
उप जिलाधिकारी  
गाजियाबाद।


  
सहायक महानिरीक्षक निवृत्त  
गाजियाबाद।

  
अपर कंट्रोलर वि०/स०  
गाजियाबाद।

  
कलकत्ता  
गाजियाबाद।



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



**₹62.0 L** EMI starts at ₹32.83 K


**2 BHK Flat for sale in Indirapuram**  
 Amrapali Village, Kala Patthar, Indirapuram, Ghaziabad

Build Up Area    Avg. Price  
 1350 sq.ft       ₹4.59 K/sq.ft

Special Highlights

- ✓ 24x7 Security
- ✓ Metro Station Proximity
- ✓ Close to Mall
- ✓ School Proximity

2bhk, East and Swimming pool Park Facing flat with modular kitch... [Read more](#)

 **DS Tomar**  
 Housing Prime Agent  
 Updated 18 days ago

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

**OFFER** Zero GST charges



**₹85.0 L** EMI starts at ₹42.20 K



**3 BHK Flat for sale in Indirapuram**  
 Amrapali Village, Kala Patthar, Indirapuram, Ghaziabad

Build Up Area    Avg. Price  
 1900 sq.ft       ₹4.47 K/sq.ft

Property for sale in Kala Patthar, Ghaziabad. This 3 BHK Apartmen... [Read more](#)

 **Vivek Khanna**  
 Owner  
 Updated 9 days ago

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



**ENCLOSURE VIII: EXTRACTS OF IMPORTANT PROPERTY DOCUMENTS PROVIDED  
BY THE CLIENT**

28193

INDIA NON JUDICIAL

18 AUG 2011

ख 20000

बीस हजार रुपये

TWENTY  
THOUSAND RUPEES

Rs.20000

INDIA

944291

उत्तर प्रदेश UTTAR PRADESH

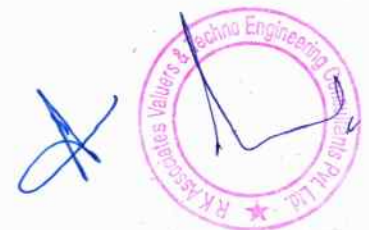
2-10000

**BRIEF PARTICULAR OF SALE DEED**

Nature of Land	: Residential
Ward/Pargana	: Village MAKANPUR,
Mohalla/Village	: The Residential Flat No: 601, 6 <sup>th</sup> Floor,
Description of Property	: in " AMRAPALI VILLAGE PHASE-II
	: " FM-BLOCK " Situated at Village
	: MAKANPUR, Ghaziabad.
Area of Property	: Super Area 1425 Square Feet
	: i.e. 132.38 Square Meter
	: Covered Area 1140 Sq. Feet
	: i.e. 105.90 Square Meter
Status of Parking	: One Covered Car Parking
Status of Road	: 30 Feet wide
Sale Consideration	: 31,70,625/-

For ULTRA HOME CONSTRUCTION PVT LTD.

DIRECTOR



THOUSAND RS  
**Rs. 20000**  
INDIA  
944290

**UTTAR PRADESH**

(2)

**Boundary of Plot:-**  
on the East by : Road 30 Feet wide  
on the West by : Gali 4 Feet wide  
on the North by : Other Land  
on the South by : Other Land

**PARTICULAR OF VENDOR**  
**M/s ULTRA HOME CONSTRUCTION (P) LTD.**, office at 307, IIIrd Floor, Nipunj Tower, Plot No. 15, Community Centre, Karkardooma, Delhi-92 through its Director Mr. SHIV PRIYA S/o Mr. K.M. Sharma (PAN. AAAC U 6772 G)

**PARTICULAR OF VENDEE**  
**Sh. RAJESH SINGHAL** S/o Sh. Brij Kishore Singhal R/o D-13, Vivek Vihar, 1<sup>st</sup> Floor, Delhi (1/2 Share) and Smt. SAPNA SINGHAL W/o Sh. Rajesh Singhal R/o D-13, Vivek Vihar, 1<sup>st</sup> Floor, Delhi (1/2 Share) (PAN. ARKPS2354Q) (TAN NO. CO-G/PS 3467M)

For **ULTRA HOME CONSTRUCTION PVT LTD**  
DIRECTOR

*[Handwritten signatures and stamps]*



**Sanjeev Gupta**  
**ADVOCATE**  
Office: 198, Patiala House Court, New Delhi- 110001  
211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031  
Mob. No. 9811154597, 9667560775, Office No. 9818533277  
E-mail: advgupta73@gmail.com.

ANNEXURE - V

CERTIFICATE

REFERENCE NO....

ENTRY SERIAL NO.NIL /REGISTER NO.1 OF YEAR 2020  
(Counsel to give serial no. to the certificate as entered in register of  
Searches maintained by him)

DATE: 14/01/2021

The AGM  
Punjab National Bank  
BO: Dehradun Branch,  
Uttarakhand.


Opinion on investigation of title and obtaining of Supp. Search Report in respect of A Freehold Residential Flat at 6<sup>th</sup> Floor, bearing Flat No.601, Super area measuring 1425 Sq. Fts. (i.e. 132.38 Sq. Mtrs.), in "Amrapali Village Phase-II, FM Block", Situated at Village Makanpur, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P).

Belonging to (1)Sh. Rajesh Singhal (1/2 share) & (2)Smt. Sapna Singhal (1/2 share).

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.




## Sanjeev Gupta

### ADVOCATE

Office: 198, Patiala House Court, New Delhi- 110001

211-A (Ground Floor), Shastri Nagar, Geeta Colony, Delhi-110031

Mob. No. 9811154597, 9667560775, Office No. 9818533277

E-mail: [advsgupta73@gmail.com](mailto:advsgupta73@gmail.com)

#### ANNEXURE - IV

#### SPECIAL REPORT ON TITLE

Reg: A Freehold Residential Flat at 6<sup>th</sup> Floor, bearing Flat No.601, Super area measuring 1425 Sq. Fts. (i.e. 132.38 Sq. Mtrs.), "Amrapali Village Phase-II, FM Block", Situated at Village Makanpur, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P).

Belonging to (1)Sh. Rajesh Singhal (1/2 share) & (2)Smt. Sapna Singhal (1/2 share).

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A.	PARTICULARS	
1.	Name of the Borrower with address	M/S Technical Consultant & Construction Associates.
2.	Name of the person offering Mortgage with parentage / constitution and address:	(1)Sh. Rajesh Singhal (1/2 share) & (2)Smt. Sapna Singhal (1/2 share).
3.	Details of the property to be mortgaged	A Freehold Residential Flat at 6 <sup>th</sup> Floor, bearing Flat No.601, Super area measuring 1425 Sq. Fts. (i.e. 132.38 Sq. Mtrs.), in "Amrapali Village Phase-II, FM Block", Situated at Village Makanpur, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P).
	As per title deed ---	(1)Sh. Rajesh Singhal (1/2 share) & (2)Smt. Sapna Singhal (1/2 share).
	As per present- --	(1)Sh. Rajesh Singhal (1/2 share) & (2)Smt. Sapna Singhal (1/2 share).
	INVESTIGATIONS	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration	As per "Annexure-A"

Sanjeev Gupta, D.D.

X





**ENCLOSURE - IX**

**PART E**

**VALUER'S IMPORTANT REMARKS**

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



	be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
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.

