

VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
CIN - U74140DI 2014PTC272484

Dehradun Branch Office:

39/3, Ist Floor, Subhash Road Dehradun, Uttarakhand (248001) Ph: 7017919244, 9958632707

REPORT FORMAT: V-L2 (Medium - BOB) | Version: 12.0_2022

CASE NO. VIS(2023-24)-PL040-034-034

DATED: 09/05/2023

VALUATION REPORT

OF

NATURE OF ASSETS	VACANT LAND	
CATEGORY OF ASSETS	RESIDENTIAL	
TYPE OF ASSETS	RESIDENTIAL PLOT/LAND	

SITUATED AT

PLOT NO. 17, YAMNOTRI VIHAR COLONY, VILLAGE: SALEMPUR MEHDOOD-2, PARGANA: ROORKEE, TEHSIL & DISTRICT: HARIDWAR, UTTARAKHAND

Corporate Valuers

REPORT PREPARED FOR

BANK OF BARODA, ROSARB, DEHRADUN

- Business/ Enterprise/ Equity Valuations
- Lender's Independance and Independent Paris last 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.
- Techno Economic Viability Consultants (TEV)
 - NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
- Agency for Specialized Account Monitoring (ASS) ort will be considered to be accepted & correct.
- Project Techno-Planting Advisord Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.
- Chartered Engineers
- Industry/Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301 Ph - +91-0120-4110117, 4324647, +91 - 9958632707 E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

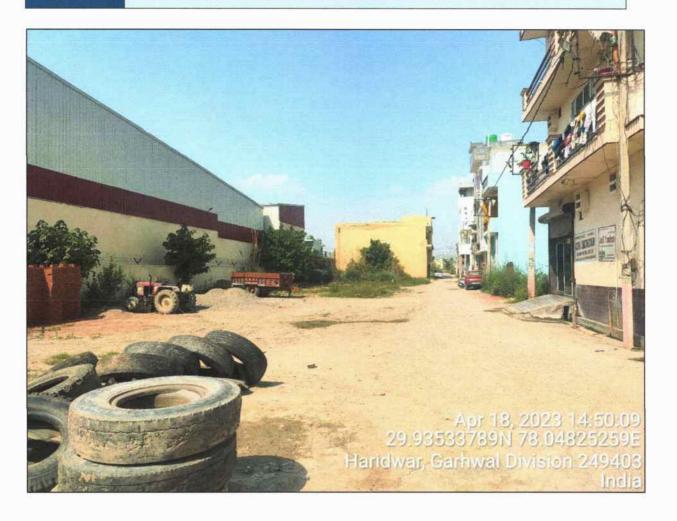


M/S. IT COMPUTER PARK



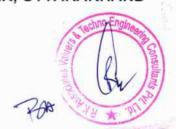
PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

PLOT NO. 17, YAMNOTRI VIHAR COLONY, VILLAGE: SALEMPUR MEHDOOD-2, PARGANA: ROORKEE, TEHSIL & DISTRICT: HARIDWAR, UTTARAKHAND





M/S. IT COMPUTER PARK



PART B

BOB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Bank Of Baroda, ROSARB, Dehradun
Name & Designation of concerned officer	Mr. D. R. Joshi
Work Order No. & Date	ROSARB/DDN/RECY/2023-24/5 dated: 15th April, 2023
Name of the Customer	M/s. IT Computer Park

CONTENTS		DESCRIPTION			
GENERAL					
Purpose of Valuation	For DRT Recovery pur	pose			
Date of Inspection of the Property	18 April 2023				
b. Date of Valuation Assessment	9 May 2023				
c. Date of Valuation Report	9 May 2023				
Property shown by	Name	Relationship with Owner	Contact Number		
	No owner / owner's representative was available during site survey				
List of documents produced for perusal (Documents has been referred only for	Documents Requested	Documents Provided	Documents Reference No.		
reference purpose)	Total 04 documents requested.	Total 02 documents provided	Total 02 documents provided		
	Property Title document	None	****		
	Cizra Map	None	00 NV NV		
	Copy of TIR	Copy of TIR	Dated:28/06/2011		
	Old Valaution report	Old Valuation report	Dated: 15/10/2020		
Documents provided by	Bank				
	Mr. Vijay Kushwaha S/o. Murli Manohar Goel				
Name of the owner(s)	Mr. Vijay Kushwaha Si	o. Murli Manohar Goel			
		o. Murli Manohar Goel Iaridwar Colony, Haridwa	ar		
	Purpose of Valuation a. Date of Inspection of the Property b. Date of Valuation Assessment c. Date of Valuation Report Property shown by List of documents produced for perusal (Documents has been referred only for reference purpose)	Purpose of Valuation a. Date of Inspection of the Property b. Date of Valuation Assessment c. Date of Valuation Report Property shown by Name List of documents produced for perusal (Documents has been referred only for reference purpose) List of documents produced for perusal (Documents has been referred only for reference purpose) Property Title document Cizra Map Copy of TIR Old Valaution report	Purpose of Valuation a. Date of Inspection of the Property b. Date of Valuation Assessment c. Date of Valuation Report Property shown by Property shown by Name Relationship with Owner No owner / owner's representative was availated a provided Total 04 documents provided Property Title None documents provided Property Title None Copy of TIR Old Valaution report Old Valaution report		

Brief description of the property

This opinion on Valuation report is prepared for the residential vacant plot situated at the aforesaid address having total land area admeasuring 2,000 sq. ft. / 185.88 sq. mtr.as per the TIR & old valuation report provided to us.

As per the TIR this is a freehold residential vacant land purchased by virtue of a single sale deed dated 18th March, 2011 in favour of Mr. Vijay Kushwaha S/o. Murli Manohar Goel.

Since, the property is under NPA so, no owner / owner's representative was present there during site survey. Also no demarcation or number / name plate was there at the site. So, proper identification was not possible since we haven't provided any Cizra map too. The survey was done based on the information and photograph found in old valuation report. However, through street view map from Google, we have identified plot no.73 which matches with the unauthorized site layout plan provided by the banks in terms of location and direction. This plot may be merged with the adjoining plots as proper demarcation of plot is not present at site.



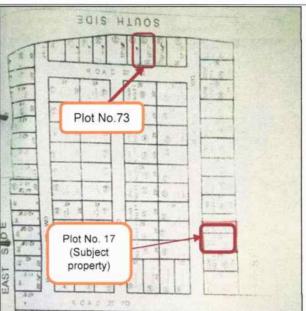


M/S. IT COMPUTER PARK



Page 4 of 38





The subject property is located in a mixed industrial (warehouse & logistic) cum residential area, Uttarakhand. The unauthorized colony in which the property is situated is named as "Yamnotri Vihar Colony". The property is located approx. 250 mtr. away from SIDCUL Bypass Road. This property is clearly approached by the internal road which is ~20 ft. wide. All other basic civic amenities are within close vicinity.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

8.	Total L leaseh	None					
9.	Location	Location of the property					
	1.	Plot No. / Survey No.	Plot No. 17				
	2.	Door No.	on the same of the				
	3.	T. S. No. / Village	Salempur Mehdood 2				
	4.	Pargana	Roorkee				
	5.	Mandal / District	Haridwar				
	6.	Postal address of the property	Plot No. 17, Village: Salempur Mehdood-2, Pargana: Roorkee, Tehsil & District: Haridwar, Uttarakhand				
	7.	Latitude, Longitude & Coordinates of	29°56'07.5"N 78°02'53.6"E				



M/S. IT COMPUTER PARK



	the site							
	Nearby Landmark		Indian Oil P	Petrol Pump / Ra	ankers I			
10.			Block Semi Urban					
	Type of Area		No proper			osed. Nearby properties are o ial & residential)		
11.	Classification of the area		Middle C	Class (Ordinary)		Semi Urban		
.11.74.75				W	ithin ma	in city		
12.	Local Government Body Catego	ory	Se	mi Urban		Town Panchayat (Nagar		
	(Corporation limit / Village Panc	hayat /				Panchayat)		
	Municipality) - Type & Name			Outside the limit	ts of Mu	nicipals Corporation		
13.	1 20 31			No info	ormation	n available		
14.	In case it is an agricultural land,	any	As per docu	uments it is not	an Agric	culture land		
17.	conversion of land use done	arry	/ to per door	arriento it lo riot	an right	Santare land		
15.	Boundary schedule of the Prope	1						
705-3	Are Boundaries matched		Boundaries	are not clearly	identifia	able on site		
	Directions	As per Documents		ents		Actually found at Site		
	North		Plot no. 15			Other's property		
	South		Plot no. 19			Other's property		
	East	2	20 ft. wide roa	ıd		~20 ft. wide road		
	West		Other's proper			Other's property		
16.	Dimensions of the site				Other 5 property			
10.	Directions	er Document	te (A)	Λ.	ctually found at Site (B)			
	North	As per Documents (A)		(A)		t comment since the site is no		
			50 ft.			demarcated		
	South		50 ft.			t comment since the site is no demarcated		
	East		40 ft.		Canno	t comment since the site is no demarcated		
	West		40 ft.		Canno	t comment since the site is no demarcated		
17.	Extent of the site		2,000 sq. ft.		Canno	t comment since the site is no demarcated		
18.	Extent of the site considered for (least of 16A & 16B)	valuation	2,000 sq. ft					
19.	Property presently occupied/ po	ssessed by	Vacant					
	If occupied by tenant, since how	long?	Not applicable					
	Rent received per month		Not applicable					
II.	CHARACTERISTICS OF TH	E SITE						
1.	Classification of the locality		Already des	scribed at S.No.	I (Point	t 08).		
72.77	Development of surrounding are	eas	Developing			CONTROL CONTRO		
2.					owlodgo			
2.	Possibility of frequent flooding /	sub-merging						
3.	Possibility of frequent flooding /	sub-merging	NO SUCH IIII	ormation came	IIIO KIIC	owiedge		
	Possibility of frequent flooding / Proximity to the Civic amenities School Hospital	& social infras						



M/S. IT COMPUTER PARK



Page 6 of 38

Morld's first fully digital Automated Platform for Integrating Valuation Life Cycle – A product of R.K. Associates Www.valuationintelligentsystem.com

	~ 1 km.	~ 300 mtr	~2 kms.	~ 3 km.	~10 km. (Jwalapur rail station)	NA	~52 kms. (Jolly grant airport)	
5.	Level of land	d with topographi	cal conditions	on road lev	el/ Plain Land			
6.	Shape of land			Rectangle				
7.	Type of use to which it can be put			Best for re	sidential use			
8.	Any usage restriction			No, for mix	ed use developmen	t.		
9.	Is plot in tow Zoning regu	n planning appro	oved layout?/	No		Residential as	s per Master Plar	
10.		or intermittent pla	t?	It is not a c	orner plot			
11.	Road facilitie	es			Section with the second			
	(a) Mair	n Road Name & \	Midth	SIDCUL B	pass Road	~65 ft.		
	, ,	nt Road Name &		Internal Ro		~20 ft.		
	_ ` '	THE THE PARTY OF T		Bituminous	*TYSB	2010		
	1 5 50	(c) Type of Approach Road			Noau			
	, ,	ance from the Ma		~250 mtr.	Deed			
12.		d available at pre		Bituminous	: 1 to (**-150-59*			
13.	3.3.5.2.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.	id – is it below 20	ft. or more th		L			
14.		locked land?		No		28.31.2		
15.	Water poten				cable since it is a va	icant plot		
16.		d sewerage syste		Yes				
17.	_ santaneoneon sesen	pply available at t	the site?	Yes				
18.	Advantages			Near to SI	Near to SIDCUL Bypass road			
19.	Special remarks, if any, like:			T 100	No such information came in front of us and could not be found			
						ront of us and co	ould not be found	
		ne area		on public o				
		ification of road w area	idening if any		No such information came in front of us and could not be found on public domain			
	 c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) 							
	d. Any	other		None				
II.	VALUATIO	ON OF LAND						
1.	Size of plot							
	North & Sou	251707)		Please	refer to Part B – Ar	rea description (of the Property	
	East & Wes			riease	relei to Fait b - Ai	ea description t	of the Property.	
2.	Total extent							
3.	details/refer	narket rate (Along ence of at least to with respect to a the areas)	wo latest deal		Please refer to Part C - Procedure of Valuation Assessmen			
4.	Guideline ra	ate obtained from vidence thereof to		's				
5.	Assessed /	adopted rate of v	aluation					
6.	Estimated V	alue of Land						
٧.	VALUATIO	ON OF BUILDIN	IG .					
1.	Technical o	details of the bu	ilding			-	_	
••	а. Тур	e of Building (Re	sidential /	RESIDEN	TIAL / RESIDENTIA	L PLOT/LAND	Chno Engineeria	



M/S. IT COMPUTER PARK



Type of construction (Load bearing / Structure Slab Walls RCC/ Steel Framed) Not applicable Not applicable Not applicable since this is a since this is a since this is a vacant land vacant land vacant land Architecture design & finishing Interior Exterior Not applicable since this is a Not applicable since this is a vacant land vacant land Class of construction Not applicable since this is a vacant land Year of construction/ Age of Not applicable since this is a Not applicable since this is a construction vacant land vacant land Number of floors and height of each Not applicable since this is a vacant land floor including basement, if any Plinth area floor-wise Not applicable since this is a vacant land g. h. Condition of the building Not applicable since this is a Not applicable since this is a vacant land vacant land Not applicable since this is a Not applicable since this is a vacant land vacant land Maintenance issues Not applicable since this is a vacant land Visible damage in the building if any Not applicable since this is a vacant land Type of flooring Not applicable since this is a vacant land Class of electrical fittings Not applicable since this is a vacant land a. Class of plumbing, sanitary & water Not applicable since this is a vacant land supply fittings 2. Map approval details a. Status of Building Plans/ Maps and Not applicable since this is a vacant land Date of issue and validity of layout of approved map / plan b. Approved map / plan issuing Haridwar Roorkee Development Authority (HRDA) authority Not applicable since this is a vacant land Whether genuineness or authenticity of approved map / plan is verified Any other comments on authenticity Verification of authenticity of documents with the respective of approved plan authority can be done by a legal/ liasoning person and same is not done at our end. e. Is Building as per copy of approved Not applicable since this is a vacant land Map provided to Valuer? Details of alterations/ deviations/ Not applicable since this is a illegal construction/ encroachment □ Permissible alterations vacant land noticed in the structure from the approved plan □ Non permissible Not applicable since this is a vacant land alterations Is this being regularized ٧. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF 1. Foundation Basement 2. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the Superstructure 3. micro, component or item wise analysis. These points are covered Joinery / Doors & Windows (please furnish 4 in totality in lumpsum basis under Technical details of the building details about size of frames, shutters, under "Class of construction, architecture design & finishing" glazing, fitting etc. and specify the species of ino Eng point. timber) RCC works 5.



M/S. IT COMPUTER PARK



7.		
3 5	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	No
1	Height	
-	Length	
-	Type of construction	
12.	Electrical installation	
12.	Type of wiring	Please refer to "Class of electrical fittings" under Technical deta
-	Class of fittings (superior / ordinary / poor)	of the building above in totality and lumpsum basis. This Valuati
-	Number of light points	is conducted based on the macro analysis of the asset/ prope
-	Fan points	considering it in totality and not based on the micro, compone
-	Spare plug points	or item wise analysis.
-	Any other item	or item wise analysis.
13.	Plumbing installation	
13.	No. of water closets and their type	
+	No. of wash basins	 Please refer to "Class of plumbing, sanitary & water supplied."
H	No. of urinals	fittings" under Technical details of the building above in total
+	No. of bath tubs	and lumpsum basis. This Valuation is conducted based on t
+	No. of water closets and their type	 macro analysis of the asset/ property considering it in totality a
1	Water meter, taps, etc.	not based on the micro, component or item wise analysis.
	Any other fixtures	
14.	EXTRA ITEMS	This Valuation is conducted based on the macro analysis of t
	Portico	asset/ property considering it in totality and not based on t
1	Ornamental front door	micro, component or item wise analysis. These points are cover
	Sit out/ Verandah with steel grills	in totality in lumpsum basis under Technical details of the buildi
	Overhead water tank	under "Class of construction, architecture design & finishing
-	Extra steel/ collapsible gates	point.
15.	AMENITIES	
15.	Wardrobes	_
-	Glazed tiles	
-	Extra sinks and bath tub	 This Valuation is conducted based on the macro analysis of t
		— asset/ property considering it in totality and not based on t
	Marble / Ceramic tiles flooring Interior decorations	 micro, component or item wise analysis. These points are cover
1	Architectural elevation works	 in totality in lumpsum basis under Technical details of the buildi
	Paneling works	 under "Class of construction, architecture design & finishir
	Aluminum works	point.
1	Aluminum hand rails	_
	False ceiling	
16.	MISCELLANEOUS	This Valuation is conducted based on the macro analysis of t
10.	Separate toilet room	asset/ property considering it in totality and not based on t
	Separate lumber room	micro, component or item wise analysis. These points are cover
	Separate water tank/ sump	in totality in lumpsum basis under Technical details of the buildi
	Trees, gardening	under "Class of construction, architecture design & finishin point.
17.	SERVICES	echno Engine
1/		



M/S. IT COMPUTER PARK



Page 9 of 38

	Drainage arrangements	This Valuation is conducted based on the macro analysis of the			
	Compound wall	asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered			
	C. B. deposits, fittings etc.				
	Pavement	in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.			

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

			Indicative & Estimated	
S.No.	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value	
1.	Land Value (A)	Rs.14,63,175/-	Rs.28,80,000/-	
2.	Total Building & Civil Works (B)	Not applicable	Not applicable	
3.	Additional Aesthetic Works Value (C)		***	
4.	Total Add (A+B+C)	Rs.14,63,175/-	Rs.28,80,000/-	
5.	Additional Premium if any	(NAM)		
5.	Details/ Justification			
_	Deductions charged if any			
6.	Details/ Justification			
7.	Total Indicative & Estimated Prospective Fair Market Value		Rs.28,80,000/-	
8.	Rounded Off	7***	Rs.28,80,000/-	
9.	Indicative & Estimated Prospective Fair Market Value in words		Rupees Twenty Eight Laki Eighty Thousand Only	
10.	Expected Realizable Value (@ ~15% less)		Rs.24,48,000/-	
11.	Expected Distress Sale Value (@ ~25% less)		Rs.21,60,000/-	
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%		

*NOTE:

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



M/S. IT COMPUTER PARK



ENCLOSURE: 1

PART C

AREA DESCRIPTION OF THE PROPERTY

·	Land Area considered for Valuation	2,000 sq.ft.				
	Area adopted on the basis of	Property documents				
1.	Remarks & observations, if any	Since, the property is under NPA, no owner / owner's representative was present there during site survey and no demarcation was present at site thus, identification of the property was not possible. Hence, the site measurement could not be carried out. So, we have adopted the land area as per the TIR & Old valuation report provided to us.				
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	Not applicable since this is a vacant land			
	Area adopted on the basis of	Not applicable				
	Remarks & observations, if any	None				

Note:

- Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
- 2. Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





M/S. IT COMPUTER PARK



ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

2.		GEN	IERAL INFORMATION							
i.	Important Dates	Date of Appointmen	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report					
		13 April 2023	3 18 April 2023	9 May 2023	9 May 2023					
ii.	Client	Bank Of Baroda	a, ROSARB, Dehradun							
iii.	Intended User	Bank Of Baroda	a, ROSARB, Dehradun							
iv.	Intended Use	market transac mechanism, cri	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.							
٧.	Purpose of Valuation	For DRT Recov	very purpose							
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.								
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.								
viii.	Manner in which the	☐ Identified by the owner								
	proper is identified	☐ Identified by owner's representative								
		☐ Done from the name plate displayed on the property								
		Cross checked from boundaries or address of the property mentaged								
		☐ Enquired from local residents/ public								
		☐ Identification of the property could not be done properly								
		☐ Survey was not done								
ix.	Is property number/ survey number displayed on the property for proper identification?	/ No.								
		Only photographs taken (No sample measurement verification).								

SPA.



www.valuationintelligentsystem.com

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



ASSESSMENT FACTORS 3. Valuation Standards i. Mix of standards such as IVS and others issued by Indian authorities & considered 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. Nature of the Valuation Fixed Assets Valuation ii Nature/ Category/ Type/ Nature iii. Category Type Classification of Asset VACANT LAND RESIDENTIAL RESIDENTIAL under Valuation PLOT/LAND Classification Personal use asset Type of Valuation (Basis of **Primary Basis** Market Value & Govt. Guideline Value iv Valuation as per IVS) Secondary Basis Not Applicable Present market state of the Under Distress State V. Asset assumed (Premise of Reason: Asset under NPA a/c Value as per IVS) Property Use factor Current/ Existing Use **Highest & Best Use** Considered for vi. Valuation purpose (in consonance to surrounding use, zoning and statutory norms) Residential Residential Residential Legality Aspect Factor Assumed to be fine as per copy of the documents & information produced to vii. 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 Middle Class (Ordinary) locality Property Physical Factors ix. Shape Size Layout Rectangle Small Normal Layout Locality X. Property Location Category City **Property location** Factor Characteristi Floor Level Categorization characteristics CS Tehsil Ordinary Ordinary location Vacant Land within the locality Semi Urban Normal Normal location within locality 1818



www.valuationintelligentsystem.com

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



Within ordinary midscale Not Applicable Residential locality **Property Facing** East Facing Physical Infrastructure Sewerage/ Road and Public xi. Water Supply availability factors of the sanitation Electricity **Transport** locality system connectivity Yes Underground Easily available Yes Availability of other public Availability of communication facilities utilities nearby Transport, Market, Hospital etc. Major Telecommunication Service are available in close vicinity Provider & ISP connections are available Social structure of the area xii. Semi urban area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) Neighbourhood amenities Good xiii. Any New Development in None xiv. surrounding area Any specific advantage in ~250 mtr. away from SIDCUL Bypass Main road, east facing. XV. the property Any specific drawback in No proper demarcation of plot is done. xvi. the property Property overall usability/ Good xvii. utility Factor Do property has any xviii. can be used for warehouse / residential purpose alternate use? Is property clearly xix. As proper demarcation of the plot is not done so, may be merged with adjoining plots. demarcated by permanent/ temporary boundary on site Is the property merged or Yes XX. colluded with any other Comments: As proper demarcation of the plot is not done so, may be merged property with adjoining plots. Clear independent access is available Is independent access XXI. available to the property

31

Page 13



M/S. IT COMPUTER PARK



nd's first fully digital Automoted Plotform for Integrating Valuation Life Cycle – A product of R.k. Associates www.valuationintelligentsystem.com

xxii.	Is property clearly possessable upon sale	Yes					
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)		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		Fai	r Market Value			
	assumed for the computation of valuation			length wherein the parties, after full market bly, prudently and without any compulsion.			
XXV.	Approach & Method of Valuation Used	Þ	Approach of Valuation	Method of Valuation			
	Valuation Used	Land	Market Approach	Market Comparable Sales Method			
xxvi.	Type of Source of Information	Leve	el 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:	Shree Laxmi Properties			
			Contact No.:	+91-07942768902			
			Nature of reference:	Property Consultant			
		İ	Size of the Property:	2000 to 3000 sq. ft.			
			Location:	Salempur Mehdood, near SIDCUL Bypass road			
			Rates/ Price informed:	Around Rs. 1,500/- to Rs.1,800/- per sq. ft. on residential land.			
			Any other details/ Discussion held:	As per the discussion with the property dealer the prevailing market rate for residential land rate near our subject property is ~ Rs.1,500/- to Rs.1,800/- per sq. ft. 100 to 200 mtr. away from SIDCUL Bypass road further depends on the size, shape of the location of the property.			
		2.	Name:	Shree Girdhari Properties			
		i	Contact No.:	+91-07947061694			
			Nature of reference:	Property Consultant			
			Size of the Property:				
			Location:	Salempur Mehdood Village, Roorkee			
			Rates/ Price informed:	Around Rs. 1,500/- to Rs.1,800/- per sq. ft. on residential land.			
			Any other details/ Discussion held:	As per the discussion with the property dealer the prevailing market rate for residential land rate near our subject property is ~ Rs.1,500/- to Rs.1,600/- per sq. ft. road further depends on the size,			





		VALUERS & TECHNO ENGINEERING CONSULTANTS WALUATION CENTER O RESEARCH CENTER
		shape of the location of the property.
3.	Name:	Chaudhury Properties
	Contact No.:	+91-06395416603
	Nature of reference:	Property Consultant
	Size of the Property:	~2000 sq. ft.
	Location:	Salempur Mahdood, ~1km.away from Main road
	Rates/ Price informed:	Rs.1,600/- to Rs.2,000/- per sq. ft.
A -	Any other details/ Discussion held:	As per the discussion with the property dealer the prevailing market rate for residential land rate near our subject property is ~ Rs.1,600/- to Rs.2,000/- per sq. ft.road further depends on the size, shape of the location of the property.
	3.	Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/

xxviii. Adopted Rates Justification

As per our discussion with the property dealers and habitants of the subject location and research through public domain we have gathered the following information:-

- 1. There is availability of similar size plots same as our subject property.
- 2. As per the discussion with property dealer rates for plot having similar size in Salempur Mehdood 2 will be Rs.1,500 to Rs.1,800/- per sq. ft.
- 3. Our subject property is ~250 mtr. away from SIDCUL bypass road.
- 4. Our subject property is abutted by ~20 ft. wide approach road from East direction of the property.

Based on the above information and keeping in mind in subject locality we are of the view to adopt a rate of Rs.1,600 per sq. ft. for the purpose of this valuation assessment.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.

Related postings for similar properties on sale are also annexed with the Report wherever available.

Other Market Factors XXIX.

Current Market condition	Normal
	Remarks:
	Adjustments (-/+): 0%
Comment on Property Salability Outlook	Wiil be little hard to sell as the property is not properly demarcated and may be merged with adjoining properties
	Adjustments (-/+): -10%

Page 15 of 38



M/S. IT COMPUTER PARK



Comment on Demand & Demand Supply Supply in the Market Moderate Adequately available Remarks: Moderate demand for such kind of properties Adjustments (-/+): 0% Any other special Reason: ----XXX consideration Adjustments (-/+): 0% Any other aspect which has XXXI. relevance on the value or marketability of the property Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financer 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. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. Adjustments (-/+): 0% Final adjusted & weighted XXXII. Rates considered for the Rs.1,440/- per sq. ft. subject property XXXIII. Considered Rates As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our Justification xxxiv. Basis of computation & working Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario



vui valuntiasintelliaantsustem cam

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



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.

PAR



None

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



ASSUMPTIONS XXXV. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated 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. e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. 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. SPECIAL ASSUMPTIONS xxxvi. No owner / owner's representative was present there during site survey. Also no demarcation or number / name plate was there at the site. So, proper identification was not possible since we haven't provided any Cizra map too. The survey was done based on the information and photograph found on old valuation report. LIMITATIONS cxxvii.

4.	VALUATION OF LAND					
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value			
a.	Prevailing Rate range	Rs.7,500/- per sq.mtr	Rs.1,500/- to Rs. 1,800/- per sq.ft			
b.	Rate adopted considering all characteristics of the property	Rs.7,500/- per sq.mtr X 1.05 (for road widening factor)	Rs.1,440/- per sq.ft			
c.	Total Land Area considered (documents vs site survey whichever is less)	2,000 sq.ft / 185.80 sq.mtr	2,000 sq.ft / 185.80 sq.mtr			
d.	Total Value of land (A)	185.80 sq.mtr x Rs.7,500/- per sq.mtr X 1.05	2,000 sq.ft x Rs.1,440/- per sq. ft			
· ·		Rs.14,63,175/-	Rs.28,80,000/-			







M/S. IT COMPUTER PARK



5.

VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NOT APPLICABLE SINCE THIS IS VACANT LAND VALUATION

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY					
S.No.	Particulars	Specifications	Depreciated Replacement Value			
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)					
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)					
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	***				
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)					
e.	Depreciated Replacement Value (B)	***				
f.			red only if it is having exclusive/ super fin rmal work value is already covered unde			





luationintelligentsystem.com

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value		
1.	Land Value (A)	Rs.14,63,175/-	Rs.28,80,000/-		
2.	Total BUILDING & CIVIL WORKS (B)	Not applicable	Not applicable		
3.	Additional Aesthetic Works Value (C)				
4.	Total Add (A+B+C)	Rs.14,63,175/-	Rs.28,80,000/-		
	Additional Premium if any		(###)		
5.	Details/ Justification				
	Deductions charged if any				
6.	Details/ Justification				
7.	Total Indicative & Estimated Prospective Fair Market Value		Rs.28,80,000/-		
8.	Rounded Off		Rs.28,80,000/-		
9.	Indicative & Estimated Prospective Fair Market Value in words		Rupees Twenty Eight Lakh Eighty Thousand Only		
10.	Expected Realizable Value (@ ~15% less)		Rs.24,48,000/-		
11.	Expected Distress Sale Value (@ ~25% less)		Rs.21,60,000/-		
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%			

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 based on the information and photograph found on old valuation report. Since no owner / owner's representative was present there during site survey. Also no demarcation or number / name plate was there at the site. So, proper identification was not possible since we haven't provided any Cizra map too.
- 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.



M/S. IT COMPUTER PARK



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.
- 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,"

Por.

Page 21 of 38



M/S. IT COMPUTER PARK



prudently" has been removed from the marker Value definition.

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

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

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

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

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

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

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

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

15. Enclosures with the Report:

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





M/S. IT COMPUTER PARK



IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIS

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

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

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Babul Akhtar Gazi	Rajani Gupta
	- tar.	N No.
	L'AS	Corri

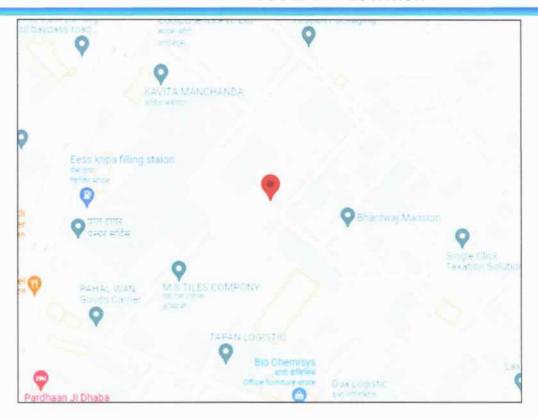




M/S. IT COMPUTER PARK



ENCLOSURE: III - GOOGLE MAP LOCATION











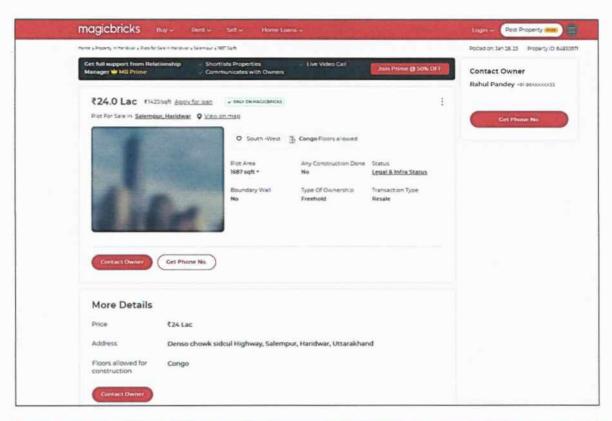
VALUATION ASSESSMENT M/S. IT COMPUTER PARK

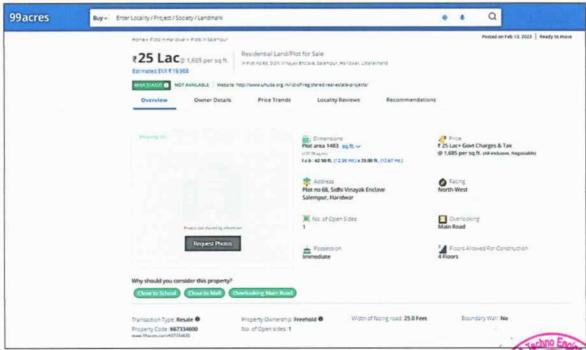
REINFORCING YOUR BUSINESS ASSOCIATES

VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

WALLATION CENTER OF EXXXLENCE

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



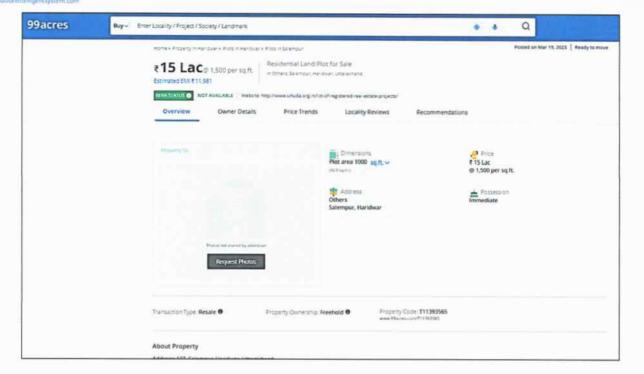


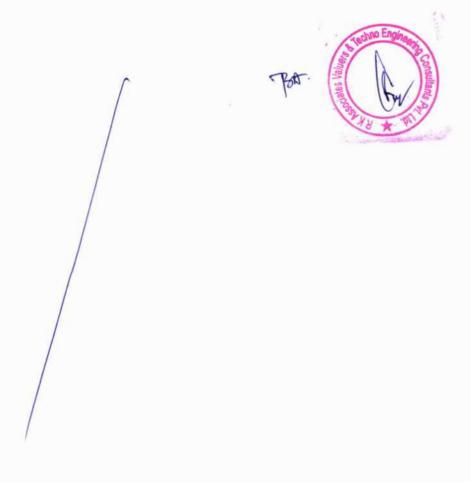
POB.



M/S. IT COMPUTER PARK





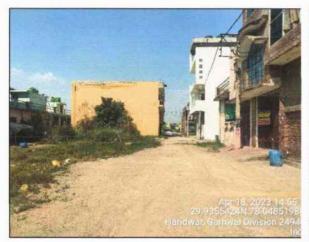




M/S. IT COMPUTER PARK

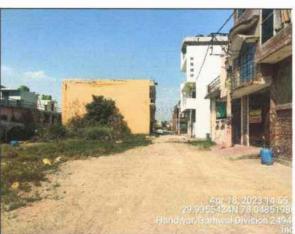


ENCLOSURE: V - PHOTOGRAPHS OF THE PROPERTY













www.valuationintelligentsystem.com

VALUATION ASSESSMENT

M/S. IT COMPUTER PARK



FNCLOSURE: VI - COPY OF CIRCLE RATE

अर्द्धनगरीय क्षेत्र के मोहल्ले / राजस्य ग्राम का नाम							
	कृषि भूमि (प्रति हैक्टेयर	अकृषि भूमि (रप्रति	बहुमंजलीय आवासीय भवन में स्थित	(सुपर एरिय	मवन की दर र रुक्ति वर्ग		क भवन की दर्ग मीटर)
	रताख में)	वर्ग मीटर)	आवासीय फ्लैट (सुपर एरिया रप्रति वर्ग मीटर)	दुकान/ रैस्टोरेन्ट/ कार्यालय	র নিক্তর র নিক্তর মহিত্যন	प्रथम श्रेणी (लिन्टर पोश)	द्वितीय श्रेणी (टीम पोक)
2	3	4	5	- 6	7	8	9
	+	11000	23000	55000	47000	12000	11000
(बाहर सीमा नगर निगम / नगर पालिका)	155.00	9500	21500	53000	47000	12000	11000
	155.00	9500	21500	53000	+700	12000	11000
होम्स रानीपुर		9500	21500	53000	4700	12000	11000
द्द (बाहर सीमा नगर पालिका)	120.00	9500	21500	53000	4760	12000	11000
मजरी	120.00	9000	21000	52000	4600	12000	11000
कल	120.00	9000	21000	52000	4600	12000	11000
खर्द (बाहर सीमा नगर पालिका)	120.00	9000	21000	52000	4600	12000	11000
	120.00	9000	21000	52000	46000	12000	11000
	100.00	8500	20500	51500	4500K		11000
महदद (द्वितीय) (बाहर सीमा नगर पालिका)	100.00	7500	19500	51500	4500C	12000	11000
	_	The second second	The state of the s	-		-	11000
	-	-	-	-	A CONTRACTOR OF THE PERSON NAMED IN	a constant	11000
	-	-			-	Account to the second	11000
		The state of the s	-				11000
	110.444.4.4	-	411070			-	11000
10 10 10 10 10 10 10 10 10 10 10 10 10 1	हैं जीडेन्सी बहादराबाद (बाहर सीमा नगर मिमन / नगर पालिका) बाहर सीमा नगर निगम / नगर पालिका) बाहर सीमा नगर पालिका) होम्ब राजीपुर हुद्द (बाहर सीमा नगर पालिका) मजरी कालते बहुई (बाहर सीमा नगर पालिका) द महदूद (हितीय) (बाहर सीमा नगर पालिका) केंद्रामा क्यार (बाहर सीमा नगर पालिका) केंद्रामा बाहर सीमा नगर पालिका) केंद्रामा केंद्रामा बाहर सीमा नगर पालिका) केंद्रामा केंद्रामा केंद्रामा विकास कींद्रामा केंद्रामा विकास पालिका।	हलाख में) जीदेन्सी बहादराबाद (बाहर सीमा नगर निगम/नगर पालिका) होम्बा सानीपुर हरूद (बाहर सीमा नगर पालिका) 120.00 मण्डरी 120.00 खुर्द (बाहर सीमा नगर पालिका) द 120.00 खुर्द (बाहर सीमा नगर पालिका) 120.00 सुर्द (बाहर सीमा नगर पालिका) 120.00 पाल्डरी	रहारख में) वर्ग मीटर) 2 3 4 11000 (बाहर सीमा नगर निमम / नगर पालिका) 155.00 9500 होम्बा सानीपुर 9500 होम्बा सानीपुर 9500 होम्बा सानीपुर 9500 होम्बा सानीपुर 120.00 9500 करां 120.00 9000 करां 120.00 9000 द 120.00 9000 द 120.00 9000 द 120.00 9000 प्राप्त 120.00 9000	स्तारक में) वर्ग मीटर) 2 3 4 5 11000 23000 (बाहर सीमा नगर मिगम/नगर पालिका) शहर सीमा नगर पालिका) शहर सीमा नगर पालिका) 120.00 9500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21500 21000	हिला की वर्ग मीटर) वर्ग स्वासीय फ्लैट दुकान/ रेस्ट्रोरेस्ट/ मीटर) स्वर्ग (सुपर एरिया स्प्रित वर्ग मीटर) स्वर्गेस कार्यस्य स्प्रित वर्ग मीटर) कार्यस्य स्प्रित वर्ग मीटर) कार्यस्य स्प्रित वर्ग मीटर) कार्यस्य स्वर्ग कार्यस्य कार्यस्य स्वर्ग कार्यस्य क	हलाख में) वर्ग आवासीय फ्लैट दुकान/ अन्य पिता मिटर) सार्टर पिया एरिया रस्टीरन्ट/ य फेलिक अर्थ रस्टीरन्ट व कार्यस्य प्रतिच्या प्रतिच्या पार्टिक अर्थ राइटर सीमा नगर निगम/नगर पार्टिका) 155.00 9500 21500 53000 4700 किया पार्टिक सीमा नगर पार्टिका) 155.00 9500 21500 53000 4700 किया पार्टिका प्रतिच्या पार्टिका 120.00 9500 21500 53000 4700 किया प्रतिच्या पार्टिका 120.00 9500 21500 53000 4700 किया पार्टिका 120.00 9500 21500 53000 4700 किया पार्टिका 120.00 9600 21600 52000 4600 किया पार्टिका 120.00 9600 21600 52000 4600 किया पार्टिका 120.00 9600 21600 52000 4600 किया पार्टिका पार्टिका 120.00 9600 21600 52000 4600 किया पार्टिका 120.00 9600 21600 52000 4600 किया पार्टिका 120.00 9600 19500 51500 45000 किया पार्टिका 120.00 9500 18800 47500 42000 किया 18800 47500 42000 42000 किया 18800 47500 42000 किया 18800 47500 42000	हलाख में) वर्ग मीटर) मीटर) स्वान भेषीय प्लेट (सुपर एरिया प्रतिरूट / वार्णेनिकड (लिल्टर मीटर) प्रति वर्ग मीटर) प्रति वर्ग वार्णेनिकड (लिल्टर मीटर) प्रति वर्ग मीटर) कार्यालय प्रतिकर (लिल्टर मीटर) कार्यालय प्रतिकर प्रति वर्ग मीटर प्रति वर्ग

:सामान्य अनुदेशिकाः

23)

(यह मूल्यांकन सूची का भाग है) कृषि/अकृषि भूमि/बहुमंजिला आवासीय भवन/पलैट तथा वाणिज्यिक मवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देशः— (A)

यद्यपि कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय परिसर में स्थित आवासीय पसैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान हेतु श्रेणीवार

निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित मुखण्ड हेत निर्धारित की गयी है किना यदि— (क)-कृषि/अकृषि मृोगे एवं बहुमंजिला आवासीय परिसर में स्थित आवासीय फ्लैंट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 05 गीठ या अधिक व 12 मींo से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या

(च) कृषि-) ज्यूषि नृषि एवं बहुर्गणिला आवासीय परिसर में स्थित आवासीय पत्ने तथा वाणाज्यक परिसर में स्थित प्रतिष्ठान 12 मी० या अधिक व 15 मी० से कम चौडे मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या (ग)—कृषि-/अकृषि मूर्गि एवं बहुर्गणिला आवासीय परिसर में स्थित आवासीय पत्नैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 15 मी० या अधिक व 18 मीं) से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या (घ)-कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय परिसर में स्थित आवासीय पत्तैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 18 मीटर या

क बौंडे मार्ग के किनारे स्थित है, तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा। वाणिज्यिक परिसर में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्गमीटर के आधार पर निर्धारित की जायेगी। सुपर एरिया प्रति वर्गमीटर के आधार पर नियत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन समाहित माना जायेगा।

शॉपिंग मील तथा अन्य ऐसे प्रतिष्ठान जिनमें स्वचालित यांत्रिक सीढियों (Escalator) का प्रयोग हुआ हो, को छोडकर बहुखण्डीय व्यवसायिक प्रतिष्ठानों में अन्तरित सम्पत्ति में लोजर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रभावी होगी, जबकि बेसमेन्ट व प्रथमतल, द्वितीयतल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।

> उप विकासक-प्रथम हरिद्वार

(कृष्ण कुमार मिश्र) अपर जिलाधिकारी (वित्त एवं राजस्व)

no Eng



M/S. IT COMPUTER PARK



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

33, L	Service, Lisbour, MACT, Consumer Forum awyer's Chamber, Roshnabed, Hardwar COUNSEL BHEL, LIC, INS. COS. BANKS	FAX : 01334-242968 Ptone : 227020(O), 246649 (R) Mobile : 9837175639, \$637610618	
Ref.	No. A G./59/2011-12	Dated: 28-06-2011	
Ban C.C. Hari Dear	Sr. Br. Manager k of Baroda Chowk dwar, r Sir,	ORT OF THE PROPERTY SITUATED AT VILL	
RE:	SALEMPUR MEHDOOD-2, PARGANA	ROORKEE, TEH. & DISTT. HARIDWAR.	
1.	Name of Account & Address	M/s LT. Computer Park Th. Its Prop. Sh. Vijay Kushwah Kumar Complex BHEL Road, Near C.C. Chowk Haridwar	
2.	Proposed Facilities:	C.C. Limit-100 col	
3.	Description & Area of property proposed to be mortgaged with boundaries :	Abadi/Residential Plot No. 17, area 2000 sq.ft.	
a)	Give the specific number & address of Plot, House, Bldg., Flat, Shop, etc.	bearing Khata No. 727, Khasra No. 1695 situated at Vill Salempur Mehdood-2, Pargana Roorkee Teh. & Distt. Haridwar out of Mpl Umits, Haridwar and bounded in as per sale deed East-Way 20 ft wide West-Land others North-Piot No. 15 South-Piot No. 19	
b)	State specifically whether property is in agricultural, non-agricultural, commercial, residential or Indi. area	Abadi/Residential	
4	Name of mortgagor & his Status in the Alc (Whether sole proprietor, Partner, Director, Karta, Trustee, Agent or Guarantor or co-borrower)	Sh. Vijay Kushwah As Sole Proprietor/Borrower	
5.	Whether the mortgagor has sufficient title and capacity to contract for creation of mortgage (Not a minor, Lunatic or undischarged insolvent, etc.)	Yes	
6.	Nature of mortgagor's right or title in the Property (Whether lease hold, free hold, co-owner, or joint owner or any other type-state specifically) and how it is derived (whether self acquired, ancestral inheritance or by succession or utherwise)	Full ownership	



M/S. IT COMPUTER PARK



ANURAG	GUPTA	& ASS	OCIATES
MILOLOGO	901 17	OR LANS	COUNTRO

ANURAG GUPTA, Advocate & Notary Civil, Service, Labour, MACT, Consumer Forum 33, Lawyer's Chamber, Roshnabed, Hardwar ST, COUNSEL BHEL, LIC, INS. COS BANKS

Office : F-1.2 Sri Balaji Shopping Mall

Ravipur More, Hardwar : 01334-242566

FAX Phone : 227026(O), 246549 (R) Mobile : 9837175639, 9837610618

Whether Mortgagor is in exclusive possession of property proposed to be Yes mortgaged.

	Type/Nature No. of document	Date of Execution	No. & Date of Registration/Lien in revenue records/ builder's records/society's records	Parties
1.	Sale Deed	18-03-11	Regd at book No. 1 Vol. 222 at pages 1-24 at SI.No. 1829 on 18-03-11 at S.R.OII Haridwar	Sh. Shakeel Ahmed & Sh. Vijay Kushwah
2	Khatauni	17-03-11	Tehsil, Haridwar	Shri Shakeel Ahmed

Tracing of title & chain of title in favour of Sh. Vijay Kushwah & Mortgagor together with names and descriptions of Parties to the documents :

On the basis of available Index Inspection for the last 30 years at S.R.O. Hardwar, it is found that present owner Sh. Vijsky Kushwah Silo Sh. Murli Manohar Goel Rilo H.No. M-40, New Harldwar Colony, Handwar acquired ownership vide sale deed dated 18-03-11 from Sh. Shakeel Ahmed S/o Sh. Zalool Ahmed R/o Vit. Salompur Mehdood, Distt. Haridwar, who acquired ownership prior to 1406 fast as S.Bhumidhar with transferable rights. The Land use change as Non-Agricultural uls 143 Z.A. Act vide order dated 15-03-2011 passed by S.O.M. Handwar, So, flow of title is complete for last 30 years.

from any encumbrance

Whether title is clear and property is free. Yes, as per available index inspection for the last 30 years at Sub-Registrar Office, Haridwar

which search made I Sub-Registrar's Office, Haridwar

a. No. of Years (30 years normally) for 30 years at Sub Registrar Office Harldwar.

b. If Name is mutated in Municipal Not applicable records

records

c. If Name is shown in Revenue/Land. The mutation proceeding is pending due to strike in Tensil Handwar.

10. Whether title to properties is clear, unambiguous, marketable & property is saleable.

Yes, as per available index inspection for the last 30 years upto date at Sub-Registrar Office, Haridwar

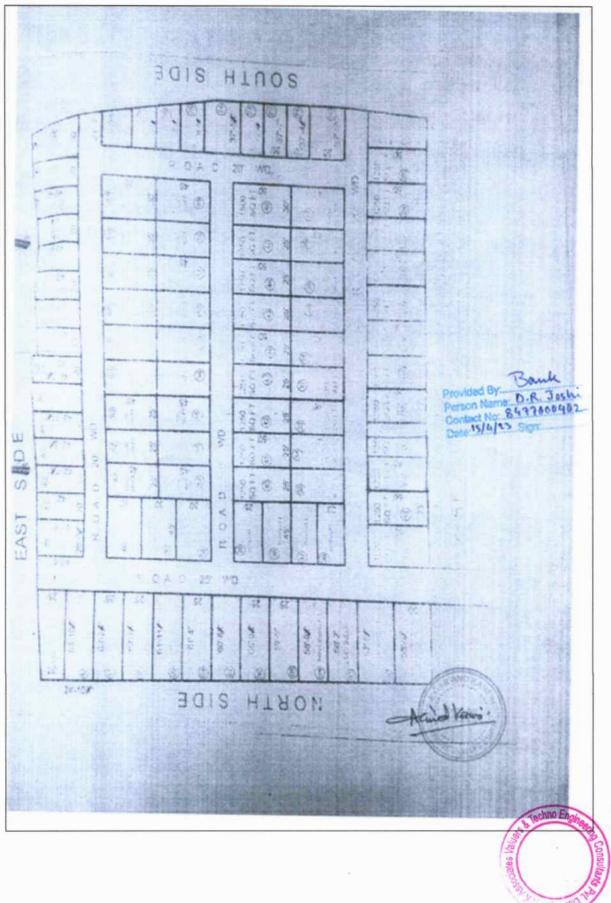
Whether there is any Bar/restriction for creation of equitable mortgage under any Act, state law or rule/notification (likes Ceiling Act, Land Acquisition Act, State Coop Societies Act, Societies Registration Act or Apartments/Flat Ownership Act or Income Tax Act.



M/S. IT COMPUTER PARK









M/S. IT COMPUTER PARK



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

- The information furnished in our valuation report dated 9/5/2023 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.
- Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 18/4/2023 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.
- 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.
- 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 vacant residential vacant land located at aforesaid address having total land area as 2,000 sq. ft. as found on as-is-where basis which owner/owner representative/ client/ bank has shown/identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.	
		Since, the property is under NPA so, no owner owner's representative was present there during site survey. Also no demarcation or number / name plate was there at the site. So, proper identification was not possible since we haven't provided and Cizra map too. The survey was done based on the information and photograph found in old valuation report.	
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.	
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Deepak Joshi Valuation Engineer: Babul Akhtar Gazi	
		L1/ L2 Reviewer: Rajani Gupta	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date	Date of Appointment: 13/4/2023	

BAR



M/S. IT COMPUTER PARK



Page 33 of 38

World's first fully digital Automated Platform for Integrating Valuation Life Cycle – A product of A.K. Associates www.valuationintelligentsystem.com

	and date of report	Date of Survey:	18/4/2023
		Valuation Date:	9/5/2023
		Date of Report:	9/5/2023
6.	Inspections and/ or investigations undertaken	Joshi bearing knowledge Since no one was availa	Survey Engineer Deepak of that area on 18/4/2023. able from the owner side independently inspected
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of (Tertiary) has been relied	the Report. Level 3 Input i upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of	the Report.
9.	Restrictions on use of the report, if any	Asset Condition & Site market. We recommend & estimated prospective \(\)	Purpose/ Date/ Market & uation prevailing in the not to refer the indicative Value of the asset given in a points are different from said in the Report.
		stated in the report and a for any other purpose. authorized user of this re the purpose indicated in	repared for the purposes should not be relied upon Our client is the only eport and is restricted for This report. I/we do not or the unauthorized use of
		relied upon various documents in good faith both verbally and in writi in future it comes to know given to us is untrue, fa	ne assignment, we have information, data and provided by Bank / clienting. If at any point of time yledge that the information abricated, misrepresented port at very moment will
		opinion on the indicative of the property for wh conduct the Valuation for is-where basis which own client/ bank has shown/ unless otherwise mentionsome reference has information/ data given in provided to us and information which has been relied up contain any other recording but not limited on the suitability or othe transaction with the borro	TOTA (TOTA)
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B	& C of the Report
		· ·	PAN.



M/S. IT COMPUTER PARK



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

Date: 9/5/2023 Place: Noida

Signature O

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





M/S. IT COMPUTER PARK



ENCLOSURE IX

Page 35 of 38

PARTE

VALUER'S IMPORTANT REMARKS

	person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from madulent acts
10.	not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions of advice given by any other
13.	responsibility for the unauthorized use of this report. We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will
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
	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.
11.	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. Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a
10.	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. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our
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
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.
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.
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
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.
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.
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. If We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
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.
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.



M/S. IT COMPUTER PARK



orld's first fully digital Automated Platform for Integrating Valuation Life Cycle -A product of R.K. Associates www.valuationintelligentsystem.com

	misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property
	prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested
	indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the
	property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the
	demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical
	engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with
	generally accepted standards of audit & other such works. The report in this work in 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
20	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.
۵,۰	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
du te	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 financer 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
20.	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
21.	between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metre and scale b & c cities 8
	Industrial areas, property owners many times extend or make changes in the covered area/ layout from the/approved/ applicable
	industrial areas, property owners mainy times extend of make changes in the covered area layout high the approved applicable
	Par. 3 18 / S



M/S. IT COMPUTER PARK



integrating Valuation Life Cycle -A product of R.E. Associates www.valuationintelligentsystem.com

Ï	limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the
Ú	time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it
ı	becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the
	covered area present on the site as per site survey will be considered in the Valuation.

- 28. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- 29. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- 30. Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
- 31. Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
- 32. Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
- 33. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
- 34. This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
- 35. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
- 36. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
- 37. As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
- 38. Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 <u>ONE YEAR</u>. 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 incourses can be taken instantly.

1200