

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

CASE NO. VIS(2023-24)-PL041-035-035

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. 20, YAMNOTRI VIHAR COLONY, VILLAGE: SALEMPUR MEHDOOD-2, PARGANA: ROORKEE, TEHSIL & DISTRICT: HARIDWAR, UTTARAKHAND

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

BANK OF BARODA, ROSARB, DEHRADUN

- Techno Economic Valuation Consultants (TEV)

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

- Agency for Specialized Account Monitoring (ASM)

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

- Project Techno-Financial Advisors

Valuation Terms of 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

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

PLOT NO. 20, YAMNOTRI VIHAR COLONY, VILLAGE: SALEMPUR MEHDOOD-2, PARGANA: ROORKEE, TEHSIL & DISTRICT: HARIDWAR, UTTARAKHAND



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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 |

| SL.NO | CONTENTS | DESCRIPTION | | |
|-----------|--|---|--------------------------------|--------------------------------|
| I. | GENERAL | | | |
| 1. | Purpose of Valuation | For DRT Recovery purpose | | |
| 2. | a. 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 | | |
| 3. | Property shown by | Name | Relationship with Owner | Contact Number |
| | | No owner / owner's representative was available during site survey | | |
| 4. | List of documents produced for perusal (Documents has been referred only for reference purpose) | Documents Requested | Documents Provided | Documents Reference No. |
| | | Total 04 documents requested. | Total 02 documents provided | Total 02 documents provided |
| | | Property Title document | None | --- |
| | | Cizra Map | None | --- |
| | | Copy of TIR | Copy of TIR | Dated: 28/06/2011 |
| | | Old Valuation report | Old Valuation report | Dated: 15/10/2020 |
| 5. | Documents provided by | Bank | | |
| 6. | Name of the owner(s) | Mr. Vijay Kushwaha S/o. Murli Manohar Goel | | |
| | Address/ Phone no. | Address: House No. M-40, New Haridwar Colony, Haridwar. | | |
| | | Phone No.: --- | | |
| 7. | Brief description of the property | <p>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.</p> <p>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 Goyal.</p> <p>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.</p> | | |





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 Lease period & remaining period (if leasehold) | None |
| 9. | Location of the property | |
| | 1. Plot No. / Survey No. | Plot No. 20 |
| | 2. Door No. | --- |
| | 3. T. S. No. / Village | Salempur Mehdood 2 |
| | 4. Pargana | Roorkee |
| | 5. Mandal / District | Haridwar |
| | 6. Postal address of the property | Plot No. 20, 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 |

| | | |
|------------|--|--|
| | the site | |
| | 8. Nearby Landmark | Indian Oil Petrol Pump / Rankers Hospital |
| 10. | Area Categorization | Block Semi Urban |
| | Type of Area | No proper zoning regulations imposed. Nearby properties are of mixed use. (Industrial & residential) |
| 11. | Classification of the area | Middle Class (Ordinary) Semi Urban |
| | | Within main city |
| 12. | Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name | Semi Urban Town Panchayat (Nagar Panchayat) |
| | | Outside the limits of Municipals Corporation |
| 13. | Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area | No information available |
| 14. | In case it is an agricultural land, any conversion of land use done | As per documents it is not an Agriculture land |
| 15. | Boundary schedule of the Property | |
| | Are Boundaries matched | Boundaries are not clearly identifiable on site |
| | Directions | As per Documents |
| | North | Plot no. 19 |
| | South | Plot no. 22 |
| | East | 20 ft. wide road |
| | West | Other's property |
| 16. | Dimensions of the site | |
| | Directions | As per Documents (A) |
| | North | 50 ft. |
| | South | 50 ft. |
| | East | 40 ft. |
| | West | 40 ft. |
| 17. | Extent of the site | 2,000 sq. ft. |
| 18. | Extent of the site considered for valuation (least of 16A & 16B) | 2,000 sq. ft. |
| 19. | Property presently occupied/ possessed by | Vacant |
| | If occupied by tenant, since how long? | Not applicable |
| | Rent received per month | Not applicable |
| II. | CHARACTERISTICS OF THE SITE | |
| 1. | Classification of the locality | Already described at S.No. I (Point 08). |
| 2. | Development of surrounding areas | Developing area |
| 3. | Possibility of frequent flooding / sub-merging | No such information came into knowledge |
| 4. | Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc. | |
| | School | Hospital |
| | Market | Bus Stop |
| | Railway Station | Metro |



| | ~ 1 km. | ~ 300 mtr.. | ~2 kms. | ~ 3 km. | ~10 km. (Jwalapur rail station) | NA | ~52 kms. (Jolly grant airport) |
|-------------|---|-------------|---------|---------|---|--------------------------------|-----------------------------------|
| 5. | Level of land with topographical conditions | | | | on road level/ Plain Land | | |
| 6. | Shape of land | | | | Rectangle | | |
| 7. | Type of use to which it can be put | | | | Best for residential use | | |
| 8. | Any usage restriction | | | | No for mixed use development. | | |
| 9. | Is plot in town planning approved layout?/ Zoning regulation | | | | No | Residential as per Master Plan | |
| 10. | Corner plot or intermittent plot? | | | | It is not a corner plot | | |
| 11. | Road facilities | | | | | | |
| | (a) Main Road Name & Width | | | | SIDCUL Bypass Road | ~65 ft. | |
| | (b) Front Road Name & width | | | | Internal Road | ~20 ft. | |
| | (c) Type of Approach Road | | | | Bituminous Road | | |
| | (d) Distance from the Main Road | | | | ~250 mtr. | | |
| 12. | Type of road available at present | | | | Bituminous Road | | |
| 13. | Width of road – is it below 20 ft. or more than | | | | Below 20 ft. | | |
| 14. | Is it a land – locked land? | | | | No | | |
| 15. | Water potentiality | | | | Not Applicable since it is a vacant plot | | |
| 16. | Underground sewerage system | | | | Yes | | |
| 17. | Is power supply available at the site? | | | | Yes | | |
| 18. | Advantages of the site | | | | Near to SIDCUL Bypass road | | |
| 19. | Special remarks, if any, like: | | | | | | |
| | a. Notification of land acquisition if any in the area | | | | No such information came in front of us and could not be found on public domain | | |
| | b. Notification of road widening if any in the area | | | | No such information came in front of us and could not be found on public domain | | |
| | c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | | | | No | | |
| | d. Any other | | | | None | | |
| III. | VALUATION OF LAND | | | | | | |
| 1. | Size of plot | | | | Please refer to Part B – Area description of the Property. | | |
| | North & South | | | | | | |
| | East & West | | | | | | |
| 2. | Total extent of the plot | | | | | | |
| 3. | Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas) | | | | Please refer to Part C - Procedure of Valuation Assessment section. | | |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | | | | | | |
| 5. | Assessed / adopted rate of valuation | | | | | | |
| 6. | Estimated Value of Land | | | | | | |
| IV. | VALUATION OF BUILDING | | | | | | |
| 1. | Technical details of the building | | | | | | |
| | a. Type of Building (Residential / Commercial/ Industrial) | | | | RESIDENTIAL / RESIDENTIAL PLOT/LAND | | |



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

| | | |
|-----|---|--|
| 6. | Plastering | |
| 7. | Flooring, Skirting, dadoing | |
| 8. | Special finish as marble, granite, wooden paneling, grills, etc | |
| 9. | Roofing including weather proof course | |
| 10. | Drainage | |
| 11. | Compound wall | No |
| | Height | --- |
| | Length | --- |
| | Type of construction | --- |
| 12. | Electrical installation | Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. |
| | Type of wiring | |
| | Class of fittings (superior / ordinary / poor) | |
| | Number of light points | |
| | Fan points | |
| | Spare plug points | |
| | Any other item | |
| 13. | Plumbing installation | Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. |
| | No. of water closets and their type | |
| | No. of wash basins | |
| | No. of urinals | |
| | No. of bath tubs | |
| | No. of water closets and their type | |
| | Water meter, taps, etc. | |
| | Any other fixtures | |
| 14. | EXTRA ITEMS | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point. |
| | Portico | |
| | Ornamental front door | |
| | Sit out/ Verandah with steel grills | |
| | Overhead water tank | |
| | Extra steel/ collapsible gates | |
| 15. | AMENITIES | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point. |
| | Wardrobes | |
| | Glazed tiles | |
| | Extra sinks and bath tub | |
| | Marble / Ceramic tiles flooring | |
| | Interior decorations | |
| | Architectural elevation works | |
| | Paneling works | |
| | Aluminum works | |
| | Aluminum hand rails | |
| | False ceiling | |
| 16. | MISCELLANEOUS | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point. |
| | Separate toilet room | |
| | Separate lumber room | |
| | Separate water tank/ sump | |
| | Trees, gardening | |
| 17. | SERVICES | |
| | Water supply arrangements | |



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

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

| 1. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET | | | |
|---|--|-------------------------------|--|
| S.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/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | 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% | |

***NOTE:**

- For more details & basis please refer to **Part C - Procedure of Valuation Assessment** section.
- 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.

ENCLOSURE: I

| PART C | AREA DESCRIPTION OF THE PROPERTY |
|--------|----------------------------------|
|--------|----------------------------------|

| | | | |
|----|--|--|--|
| 1. | Land Area considered for Valuation | 2,000 sq.ft. | |
| | Area adopted on the basis of | Property documents | |
| | 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:

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




ENCLOSURE: II

| | |
|---------------|--|
| PART D | PROCEDURE OF VALUATION ASSESSMENT |
|---------------|--|

| 2. | | GENERAL INFORMATION | | | |
|-------|--|---|--|------------------------------|--------------------------|
| i. | Important Dates | Date of Appointment | Date of Inspection of the Property | Date of Valuation Assessment | Date of Valuation Report |
| | | 13 April 2023 | 18 April 2023 | 9 May 2023 | 9 May 2023 |
| ii. | Client | Bank Of Baroda, ROSARB, Dehradun | | | |
| iii. | Intended User | Bank Of Baroda, ROSARB, Dehradun | | | |
| iv. | Intended Use | To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose. | | | |
| v. | Purpose of Valuation | For DRT Recovery 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 proper is identified | <input type="checkbox"/> | Identified by the owner | | |
| | | <input type="checkbox"/> | Identified by owner's representative | | |
| | | <input type="checkbox"/> | Done from the name plate displayed on the property | | |
| | | <input type="checkbox"/> | Cross checked from boundaries or address of the property mentioned in the deed | | |
| | | <input checked="" type="checkbox"/> | Enquired from local residents/ public | | |
| | | <input checked="" type="checkbox"/> | Identification of the property could not be done properly | | |
| | | <input type="checkbox"/> | Survey was not done | | |
| ix. | Is property number/ survey number displayed on the property for proper identification? | No. | | | |
| x. | Type of Survey conducted | Only photographs taken (No sample measurement verification), | | | |



| 3. | | ASSESSMENT FACTORS | | | |
|-------|---|--|--|---------------------------------------|-----------------------|
| i. | Valuation Standards considered | Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS. | | | |
| ii. | Nature of the Valuation | Fixed Assets Valuation | | | |
| iii. | Nature/ Category/ Type/ Classification of Asset under Valuation | Nature | | Category | Type |
| | | VACANT LAND | | RESIDENTIAL | RESIDENTIAL PLOT/LAND |
| | | Classification | | Personal use asset | |
| iv. | Type of Valuation (Basis of Valuation as per IVS) | Primary Basis | Market Value & Govt. Guideline Value | | |
| | | Secondary Basis | Not Applicable | | |
| v. | Present market state of the Asset assumed (Premise of Value as per IVS) | Under Distress State | | | |
| | | Reason: Asset under NPA a/c | | | |
| vi. | Property Use factor | Current/ Existing Use | Highest & Best Use (in consonance to surrounding use, zoning and statutory norms) | Considered for Valuation purpose | |
| | | Residential | Residential | Residential | |
| vii. | Legality Aspect Factor | Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate. | | | |
| viii. | Class/ Category of the locality | Middle Class (Ordinary) | | | |
| ix. | Property Physical Factors | Shape | | Size | Layout |
| | | Rectangle | | Small | Normal Layout |
| x. | Property Location Category Factor | City Categorization | Locality Characteristics | Property location characteristics | Floor Level |
| | | Tehsil | Ordinary | Ordinary location within the locality | Vacant Land |
| | | Semi Urban | Normal | Normal location within locality | |





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

| | | | | |
|--------------------|--|---|-------------------------------------|--|
| xxi. | Is independent access available to the property | Clear independent access is available | | |
| xxii. | Is property clearly possessable upon sale | Yes | | |
| xxiii. | Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above) | Fair Market Value | | |
| | | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | |
| xxiv. | Hypothetical Sale transaction method assumed for the computation of valuation | Fair Market Value | | |
| | | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | |
| xxv. | Approach & Method of Valuation Used | Land | Approach of Valuation | Method of Valuation |
| | | | Market Approach | Market Comparable Sales Method |
| xxvi. | Type of Source of Information | Level 3 Input (Tertiary) | | |
| xxvii. | Market Comparable | | | |
| | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information) | 1. | Name: | Shree Laxmi Properties |
| | | | Contact No.: | +91-07942768902 |
| | | | Nature of reference: | Property Consultant |
| | | | 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 |
| | | | 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/ | As per the discussion with the property dealer the prevailing market rate for | | | |

| | | | | |
|---------|--|---|--|--|
| | | | Discussion held: | residential land rate near our subject property is ~ Rs.1,500/- to Rs.1,800/- per sq. ft. road further depends on the size, 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. |
| | | | 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. |
| | | NOTE: The given information above can be independently verified to know its authenticity. | | |
| 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:- <div><div>1.</div><div>There is availability of similar size plots same as our subject property.</div></div> <div><div>2.</div><div>As per the discussion with property dealer rates for plot having similar size in Salempur Mehdoos 2 will be Rs.1,500 to Rs.1,800/- per sq. ft.</div></div> <div><div>3.</div><div>Our subject property is ~250 mtr. away from SIDCUL bypass road.</div></div> <div><div>4.</div><div>Our subject property is abutted by ~20 ft. wide approach road from East direction of the property.</div></div> 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. | | |
| xxix. | Other Market Factors | | | |
| | Current Market condition | Normal | | |
| | | Remarks: --- | | |
| | | Adjustments (-/+): 0% | | |
| | Comment on Property Salability Outlook | Will be little hard to sell as the property is not properly demarcated and may be merged with adjoining properties | | |



| | | | |
|---------|---|---|----------------------|
| | | Adjustments (-/+): -10% | |
| | Comment on Demand & Supply in the Market | Demand | Supply |
| | | Moderate | Adequately available |
| | | Remarks: Moderate demand for such kind of properties | |
| | | Adjustments (-/+): 0% | |
| xxx. | Any other special consideration | Reason: ---- | |
| | | Adjustments (-/+): 0% | |
| xxxi. | Any other aspect which has relevance on the value or marketability of the property | NA | |
| | | Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. | |
| | | 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% | |
| xxxii. | Final adjusted & weighted Rates considered for the subject property | Rs.1,440/- per sq. ft. | |
| xxxiii. | Considered Rates Justification | As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion. | |
| xxxiv. | Basis of computation & working | | |
| | <ul style="list-style-type: none">Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the | | |

property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- 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.

BA
rk Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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

| 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/- |

Signature: 
Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

5.

VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NOT APPLICABLE SINCE THIS IS VACANT LAND VALUATION

| 6. | 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. | Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. | | |



| 5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET | | | |
|---|---|-------------------------------|--|
| S.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/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | 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 | | |
| | <p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done 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.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> | | |

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

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably,

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[Circular stamp: R.K. Associates, Valuers & Techno Engineering Consultants (P) Ltd., 5 Research Centre]

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

Signature

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.



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IF REPORT IS USED FOR BANK/ FIs

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

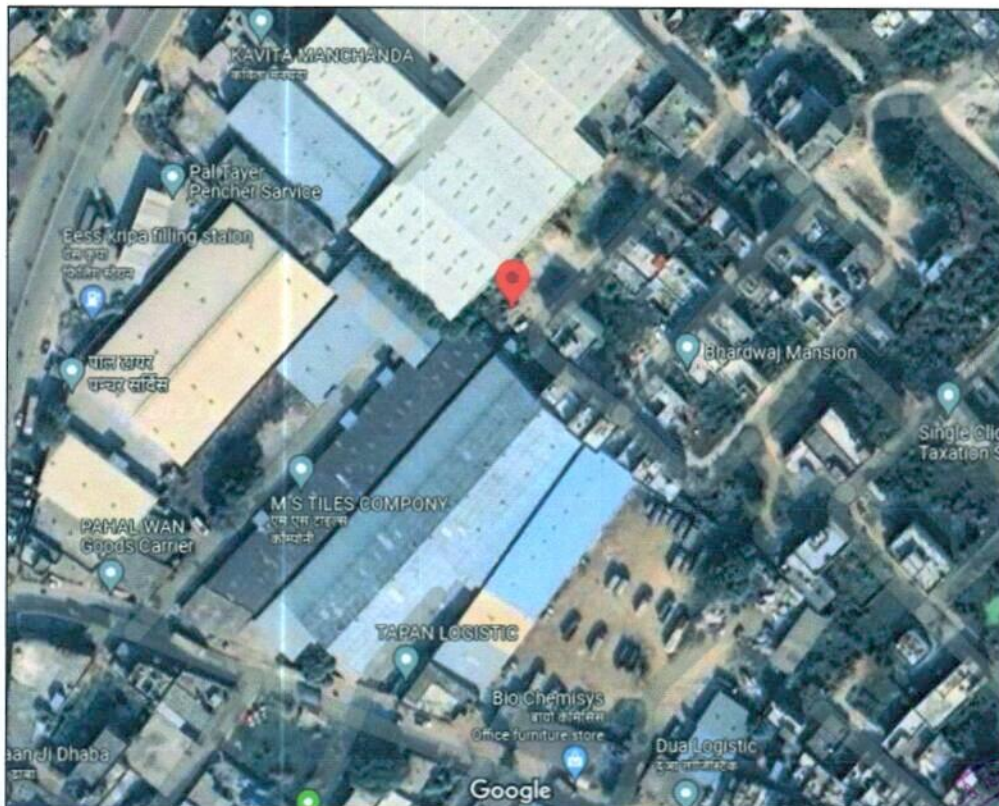
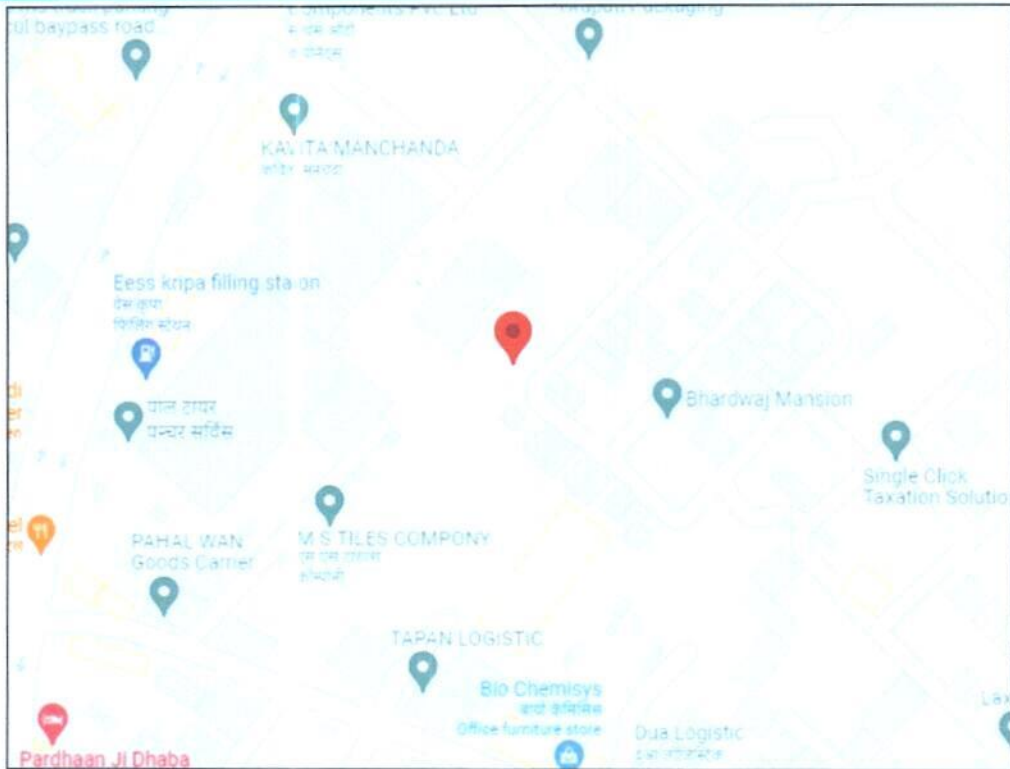
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

| SURVEY ANALYST | VALUATION ENGINEER | L1/ L2 REVIEWER |
|----------------|---|---|
| Deepak Joshi | Babul Akhtar Gazi | Rajani Gupta |
| |  |  |



ENCLOSURE: III – GOOGLE MAP LOCATION



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

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property in Haridwar > Plots for Sale in Haridwar > Salempur > 1687 Sqft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call Join Prime @ 50% OFF

₹24.0 Lac ₹1423/sqft Apply for loan ONLY ON MAGICBRICKS

Plot For Sale in **Salempur, Haridwar** View on map

South-West Congo Floors allowed

| | | |
|--------------------------|-------------------------------|--------------------------------|
| Plot Area 1687 sqft * | Any Construction Done No | Status Legal & Infra Status |
| Boundary Wall No | Type Of Ownership Freehold | Transaction Type Resale |

Contact Owner Get Phone No.

More Details

Price ₹24 Lac

Address Denso chowk sidcul Highway, Salempur, Haridwar, Uttarakhand

Floors allowed for construction Congo

Contact Owner

Posted on Jan 28, 23 Property ID: 64800871

Contact Owner **Rahul Pandey** +91-9600000033

Get Phone No.

99acres Buy Enter Locality / Project / Society / Landmark

Home > Plots in Haridwar > Plots in Salempur

Posted on Feb 13, 2023 Ready to move

₹25 Lac @ 1,685 per sq. ft. Estimated EM ₹19,908

RESALE STATUS NOT AVAILABLE Website: http://www.whdse.org/info-of-registered-real-estate-projects/

Overview Owner Details Price Trends Locality Reviews Recommendations

Property ID: 10000000000000000000

Dimensions Plot area 1483 sq.ft. (137.78 sq.m.) 1 x b : 42.50 ft. (12.98 mt) x 35.00 ft. (10.67 mt)

Price ₹25 Lac+ Govt Charges & Tax @ 1,685 per sq. ft. (all inclusive, negotiable)

Address Plot no 68, Sidhi Vinayak Enclave, Salempur, Haridwar

Facing North-West

No. of Open Sides 1

Overlooking Main Road

Possession Immediate

Floors Allowed For Construction 4 Floors

Why should you consider this property?

Close to School Close to Mall Overlooking Main Road

Transaction Type: Resale Property Code: K57334600 www.99acres.com/K57334600

Property Ownership: Freehold Width of facing road: 25.0 Feet Boundary Wall: No

No. of Open sides: 1



99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Haridwar > Plots in Haridwar > Plots in Salempur

Posted on Mar 19, 2023 | Ready to move

₹15 Lac

@ 1,500 per sq.ft.

Estimated EM ₹ 11,981

Residential Land/Plot for Sale

in Others, Salempur, Haridwar, Uttarakhand

REAL STATUS

NOT AVAILABLE

Website: <http://www.ahuda.org/info-of-registered-real-estate-projects/>

Overview

Owner Details

Price Trends

Locality Reviews

Recommendations

Property ID




Photo not shared by advertiser

Request Photos

Dimensions

Plot area 1000 sq.ft. ✓

(92.9 sq.m.)

Price

₹ 15 Lac

@ 1,500 per sq.ft.

Address

Others

Salempur, Haridwar

Possession

Immediate

Transaction Type: **Resale**

Property Ownership: **Freehold**

Property Code: **T11393565**
www.99acres.com/T11393565

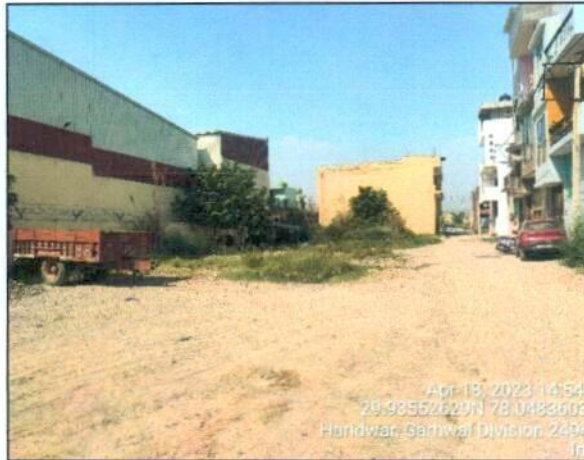
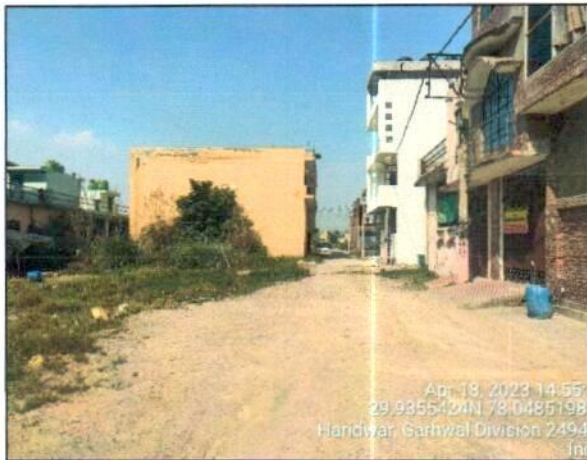
About Property

Address: 103, Extension, Industrial Area, Haridwar

BA



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE

तहसील हरिद्वार के अर्द्धनगरीय क्षेत्रों की दरें

(सूची में वर्णित प्रमुख मार्ग से 200 मीटर की दूरी छोड़कर)

| क्र.सं. | अर्द्धनगरीय क्षेत्र के मोहल्ले/ राजस्व ग्राम का नाम | सामान्य दर (BASE RATE) | | | | | | |
|---------|--|---|--|--|--|-----------------------------------|--------------------------------------|---------------------------------|
| | | कृषि भूमि (प्रति हेक्टेयर रक्तांक में) | अकृषि भूमि (प्रति वर्ग मीटर) | बहुमंजिलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया प्रति वर्ग मीटर) | वाणिज्यिक भवन की दर (सुपर एरिया प्रति वर्ग मीटर) | दुकान/ रेस्टोरेंट/ कार्यालय | अन्य वैशिष्ट्यपूर्ण प्रतिष्ठान | प्रथम श्रेणी (लिनियर फुट) |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1 | रघुनाथ रेजीडेन्सी बहादुराबाद | - | 11000 | 23000 | 55000 | 4700 | 12000 | 11000 |
| 2 | ज्वालापुर (बाहर सीमा नगर निगम/नगर पालिका) | 155.00 | 9500 | 21500 | 53000 | 4700 | 12000 | 11000 |
| 3 | रानीपुर (बाहर सीमा नगर निगम/नगर पालिका) | 155.00 | 9500 | 21500 | 53000 | 4700 | 12000 | 11000 |
| 4 | मेगा ग्रीन होम्स रानीपुर | - | 9500 | 21500 | 53000 | 4700 | 12000 | 11000 |
| 5 | रावली महदूद (बाहर सीमा नगर पालिका) | 120.00 | 9500 | 21500 | 53000 | 4700 | 12000 | 11000 |
| 6 | सुल्तानपुर मजारी | 120.00 | 9000 | 21000 | 52000 | 4600 | 12000 | 11000 |
| 7 | जमालपुर कलां | 120.00 | 9000 | 21000 | 52000 | 4600 | 12000 | 11000 |
| 8 | जमालपुर खुर्द (बाहर सीमा नगर पालिका) | 120.00 | 9000 | 21000 | 52000 | 4600 | 12000 | 11000 |
| 9 | बहादुराबाद | 120.00 | 9000 | 21000 | 52000 | 4600 | 12000 | 11000 |
| 10 | कायडी | 100.00 | 8500 | 20500 | 51500 | 4500 | 12000 | 11000 |
| 11 | सलेमपुर महदूद (द्वितीय) (बाहर सीमा नगर पालिका) | 100.00 | 7500 | 19500 | 51500 | 4500 | 12000 | 11000 |
| 12 | सलेमपुर महदूद (प्रथम) (बाहर सीमा नगर पालिका) | 95.00 | 7500 | 19500 | 51500 | 4500 | 12000 | 11000 |
| 13 | आनकी हेलमपुर (बाहर सीमा नगर पालिका) | 95.00 | 6800 | 18800 | 47500 | 4200 | 12000 | 11000 |
| 14 | अतमलपुर बौगला | 120.00 | 6800 | 18800 | 47500 | 4200 | 12000 | 11000 |
| 15 | दादपुर गोविन्दपुर | 95.00 | 6800 | 18800 | 47500 | 4200 | 12000 | 11000 |
| 16 | मनोहरपुर | 95.00 | 6800 | 18800 | 47500 | 4200 | 12000 | 11000 |

जय विभवक-ग्रहम
हरिद्वार

सहायक आयुक्त, हरिद्वार
(कृषि/अकृषि भूमि)
अपर जिलाधिकारी (श्रित एवं राजस्व),
हरिद्वार।
[13]

सामान्य अनुदेशिका:

(यह मूल्यांकन सूची का भाग है)

- (A) कृषि/अकृषि भूमि/बहुमंजिली आवासीय भवन/फ्लैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश:-
- यद्यपि कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय परिसर में स्थित आवासीय फ्लैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित भूखण्ड हेतु निर्धारित की गयी है, किन्तु यदि-
(क)-कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय परिसर में स्थित आवासीय फ्लैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 05 मी० या अधिक व 12 मी० से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)-कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय परिसर में स्थित आवासीय फ्लैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 12 मी० या अधिक व 15 मी० से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)-कृषि/अकृषि भूमि एवं बहुमंजिली आवासीय परिसर में स्थित आवासीय फ्लैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 15 मी० या अधिक व 18 मी० 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 बहुमंजिली आवासीय परिसर में स्थित आवासीय फ्लैट तथा वाणिज्यिक परिसर में स्थित प्रतिष्ठान 18 मीटर या अधिक चौड़े 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 मॉल तथा अन्य ऐसे प्रतिष्ठान जिनमें स्वचालित यांत्रिक सीढ़ियों (Escalator) का प्रयोग हुआ हो, को छोड़कर बहुवर्षीय व्यवसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर मूलतः के समान दरें प्रभावी होंगी, 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।



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

ANURAG GUPTA & ASSOCIATES
 ANURAG GUPTA, Advocate & Notary
 Civil, Service, Labour, MACT, Consumer Forum
 33, Lawyer's Chamber, Roohnabad, Haridwar
 ST, COUNSEL : BHEL, LIC, INS, COG, BANKS

Office : F-1,2 Sri Balaji Shopping Mall
 Ranpur More, Haridwar
 FAX : 01334-242968
 Phone : 227026(O), 248549 (R)
 Mobile : 9837175639, 9837610618

Dated : 28-06-2011

Ref. No. A.G./58/2011-12

The Sr. Br. Manager
 Bank of Baroda
 C.C. Chowk
 Haridwar.

Dear Sir,

RE: LEGAL OPINION-CUM-SEARCH REPORT OF THE PROPERTY SITUATED AT VILL.
 SALEMPUR MEHDOOD-2, PARGANA ROORKEE, TEH. & DISTT. HARIDWAR.

| | | |
|----|--|--|
| 1. | Name of Account & Address | M/s I.T. Computer Park Th. Its Prop. Sh. Vijay Kushwah Kumar Complex BHEL Road, Near C.C. Chowk Haridwar |
| 2. | Proposed Facilities: | C.C. Limit- 308 |
| 3. | Description & Area of property proposed to be mortgaged with boundaries : | |
| a) | Give the specific number & address of Plot, House, Bldg., Flat, Shop, etc. | Abadi/Residential Plot No. 20, area 2000 sq ft. bearing Khata No. 727, Khasra No. 1695 situated at Vill. Salempur Mehdoood-2, Pargana Roorkhee Teh. & Distt. Haridwar out of Mpl. Limits, Haridwar and bounded in as per sale deed East- Way 20 ft. wide West- Land others North- Plot No. 19 South- Plot No. 22 |
| b) | State specifically whether property is in agricultural, non-agricultural, commercial, residential or Indl. area. | Abadi/Residential |
| 4. | Name of mortgagor & his Status in the A/c (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 otherwise) | Full ownership |



ANURAG GUPTA & ASSOCIATES

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

Office : F-1,2 Sri Balaji Shopping Mall
 Ranipur More, Haridwar
 FAX : 01334-242560
 Phone : 227026(O), 246549 (R)
 Mobile : 9837175639, 9837610618

| | | |
|----|---|-----|
| 7. | Whether Mortgagor is in exclusive possession of property proposed to be mortgaged | Yes |
|----|---|-----|

| Sl. No. | 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 73-96 at Sl.No. 1832 on 18-03-11 at S.R.O.-II Haridwar. | Sh. Shakeel Ahmed & Sh. Vijay Kushwah |
| 2. | Khatasani | 17-03-11 | Tehsil, Haridwar | Shri Shakeel Ahmed |

8. 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. Haridwar, it is found that present owner Sh. Vijay Kushwah S/o Sh. Murl Manohar Goel R/o H.No. M-40, New Haridwar Colony, Haridwar acquired ownership vide sale deed dated 18-03-11 from Sh. Shakeel Ahmed S/o Sh. Zakeel Ahmed R/o VII, Salempur Mehdood, Distt. Haridwar, who acquired ownership prior to 1406 fasli as S.Bhumidhar with transferable rights. The Land use change as Non-Agricultural u/s 143 Z.A. Act vide order dated 15-03-2011 passed by S.D.M. Haridwar. So, flow of title is complete for last 30 years.

| | | |
|-----|--|---|
| 9. | Whether title is clear and property is free from any encumbrance | Yes, as per available index inspection for the last 30 years at Sub-Registrar Office, Haridwar |
| a. | No. of Years (30 years normally) for which search made I Sub-Registrar's Office, Haridwar. | 30 years at Sub Registrar Office Haridwar. |
| b. | If Name is mutated in Municipal records | Not applicable |
| c. | If Name is shown in Revenue/Land records | The mutation proceeding is pending due to strike in Tehsil Haridwar. |
| 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. |
| 11. | 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/Fiat Ownership Act or Income Tax Act. | No |





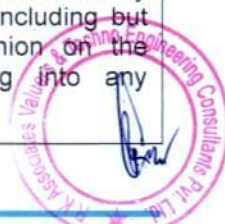
ENCLOSURE VIII: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- a 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.
- c 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.
- g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- h Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

| S. No. | Particulars | Valuer comment |
|--------|--|---|
| 1. | Background information of the asset being valued | <p>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.</p> <p>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.</p> |
| 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 | <p>Survey Analyst: Deepak Joshi</p> <p>Valuation Engineer: Babul Akhtar Gazi</p> <p>L1/ L2 Reviewer: Rajani Gupta</p> |
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower and no conflict of interest. |

| | | | |
|----|---|--|------------------|
| 5. | Date of appointment, valuation date and date of report | Date of Appointment: | 13/4/2023 |
| | | Date of Survey: | 18/4/2023 |
| | | Valuation Date: | 9/5/2023 |
| | | Date of Report: | 9/5/2023 |
| 6. | Inspections and/ or investigations undertaken | Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 18/4/2023. Since no one was available from the owner side therefore Surveyor has independently inspected the property. | |
| 7. | Nature and sources of the information used or relied upon | Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon. | |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed | Please refer to Part-C of the Report. | |
| 9. | Restrictions on use of the report, if any | <p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data and documents in good faith provided by Bank / client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> | |

Pat.



| | | |
|-----|---|--|
| 10. | Major factors that were taken into account during the valuation | Please refer to Part A, B & C of the Report. |
| 11. | Major factors that were not taken into account during the valuation | Please refer to Part A, B & C of the Report. |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please refer to Part C of the Report and Valuer's Important Remarks enclosed herewith. |

Date: 9/5/2023

Place: Noida

Signature

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



ENCLOSURE IX

PART E

VALUER'S IMPORTANT REMARKS

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

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| | We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents. |
| 14. | This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> . |
| 15. | The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market. |
| 16. | The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale. |
| 17. | While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation. |
| 18. | Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only. |
| 19. | Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy. |
| 20. | The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us. |
| 21. | This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor. |
| 22. | This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value. |
| 23. | Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly. |
| 24. | Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted. |
| 25. | In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown |

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| | to Valuer/ Banker is the same as for which documents are provided. |
| 26. | If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect. |
| 27. | Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation. |
| 28. | Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. |
| 29. | Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. |
| 30. | Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion. |
| 31. | Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range. |
| 32. | Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction. |
| 33. | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature. |
| 34. | This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover. |
| 35. | This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report. |
| 36. | All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office. |
| 37. | As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted. |
| 38. | Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 |

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| | accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. |
| 40. | Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data. |
| 41. | This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. |
| 42. | R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void. |
| 43. | We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws. |
| 44. | The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused. |

