

REPORT FORMAT: V-L2 (L&B) | Version: 9.0\_2019

FILE NO. RKA/FY20-21/653

DATED: 23/02/2021

# VALUATION ASSESSMENT OF IMMOVABLE PROPERTY

SITUATED AT  
HOUSE NO. 13, GANDHI GRAM, KANPUR NAGAR, UTTAR PRADESH

OWNER/S  
MR. ANURAG GUPTA S/O LATE MR. GOPAL KRISHNA GUPTA

A/C: M/S MKU PRIVATE LTD.

REPORT PREPARED FOR

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Valuation
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

STATE BANK OF INDIA, OVERSEAS BRANCH, CIVIL LINES, KANPUR

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

*Valuation TOR is available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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

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**VALUATION ASSESSMENT AS PER SBI FORMAT**

|                                     |   |
|-------------------------------------|---|
| Name & Address of Branch:           | State Bank Of India, Overseas Branch, Civil Lines, Kanpur |
| Name of Customer (s)/ Borrower Unit | M/s. MKU Private Ltd.                                     |

| I. GENERAL |   |   |                              |                                     |
|------------|---|---|------------------------------|-------------------------------------|
| 1.         | Purpose for which the valuation is made | For Periodic Re-valuation of the mortgaged property   |                              |                                     |
| 2.         | a) Date of inspection                   | 19 February 2021  |                              |                                     |
|            | b) Date on which the valuation is made  | 23 February 2021  |                              |                                     |
| 3.         | List of documents produced for perusal  | <b>Documents Requested</b>  | <b>Documents Provided</b>    | <b>Documents Reference No.</b>      |
|            |   | Total 04 documents requested.   | Total 02 documents provided. | -                                   |
|            |   | Property Title document   | Will Deed                    | Memo. No. 2412<br>Date : 17/02/2018 |
|            |   | Copy of TIR   | Architect Map                | --                                  |
|            |   | Completion Certificate  | None                         | ---                                 |
|            |   | Last paid Electricity Bill  | None                         | ---                                 |
| 4.         | Name of the owner/s                     | Mr. Anurag Gupta S/o Late Mr. Gopal Krishna Gupta   |                              |                                     |
|            | Address and Phone no. of the owner/s    | House No. 13, Gandhi Gram, Kanpur Nagar, Uttar Pradesh  |                              |                                     |
| 5.         | Brief description of the property       | <p>This valuation report is prepared for immovable property consist of commercial office &amp; residential house located at Gandhi Gram, Kanpur, having its plot area of 975.45 sq.mtr./ 1166.62 sq.yds as per the copy of will deed provided to us and same has been considered for the Valuation of the subject property.</p> <p>As per the copy of will Deed Mr. Anurag Gupta S/o Late Mr. Gopal Krishna Gupta is the owner of the property at present by the virtue of will deed dated – 17/02/2018.</p> <p>The subject building comprised of two different buildings one for commercial purpose and other for residential purpose. Commercial (office) building consist of Ground + 1<sup>st</sup> floors and residential building consist of Ground + 2 floor as per architect map and as per the information during our site survey. However, the subject property is having single access for both buildings from main gate. The subject property is constructed with RCC technique and</p> |                              |                                     |



|    |  |   |
|----|--|---|
|    |  | <p>appears to be in good condition.</p> <p>The total Covered area for Commercial office unit is Approx. 1474.88 sq.mtr/ 15875.60 sq.ft and for residential unit the covered area is 687.62 sq.mtr/ 7401.48 sq.ft according to site measurement &amp; architect map, but according to deed provided to us the covered area for office unit is 983.25 sq.mtr. / 10583.61 sq. ft and for residential unit the covered area according to deed is 458.41 sq.mtr./4934.28 sq.ft. Hence, for the valuation purpose we have adopted the covered area according to Will deed provided to us whichever is less.</p> <p>The subject property is located Approx. 300m away from Rama Devi Road and the subject property can be clearly approached from 30 ft wide road.</p> <p>This report only contains general assessment &amp; opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.</p> |
| 6. | Location of property   |   |
|    | a) Plot No. / Survey No.   | House No. 13  |
|    | b) Door No.  | --  |
|    | c) T. S. No. / Village   | Block - C   |
|    | d) Ward / Taluka   | Gandhi Gram   |
|    | e) Mandal / District   | Kanpur Nagar  |
|    | f) Date of issue and validity of layout of approved map / plan                   | Approve map not provided to us. (Only Architect map provided to us)   |
|    | g) Approved map / plan issuing authority   | Approve map not provided to us. (Only Architect map provided to us)   |
|    | h) Whether genuineness or authenticity of approved map / plan is verified        | Approved Map not provided to us (Only Architect map provided to us)   |
|    | i) Any other comments by our empanelled Valuers on authenticity of approved plan | No  |
| 7. | Postal address of the property   |   |
| 8. | a) City / Town   | Kanpur Nagar  |
|    | b) Residential Area  | Yes   |
|    | c) Commercial Area   | Yes   |
|    | d) Industrial Area   | No  |

|      |  |  |
|------|--|--|
| 9.   | Classification of the area   |  |
|      | a) High / Middle / Poor  | Middle   |
|      | b) Urban / Semi Urban / Rural  | Urban Developing   |
| 10.  | Coming under Corporation limit/ Village Panchayat / Municipality   | Kanpur Development Authority (KDA)                           |
| 11.  | Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area | Not applicable   |
| 12.  | In case it is an agricultural land, any conversion to house site plots is contemplated   | Not applicable   |
| 13.  | <b>Boundaries of the property</b>  |  |
|      | Are Boundaries matched   | No, boundaries are not mentioned in the documents.           |
|      | <b>Directions</b>  | <b>As per Will Deed/TIR</b>                                  |
|      | North  | 30 ft. wide road   |
|      | South  | House No. 12   |
|      | East   | 60 ft. wide road   |
|      | West   | 30 ft. wide road   |
|      |  | Plot No. 12  |
| 14.1 | <b>Dimensions of the site</b>  | <b>A</b>   |
|      |  | <b>As per the Deed</b>                                       |
|      | North  | --   |
|      | South  | --   |
|      | East   | --   |
|      | West   | --   |
| 14.2 | Latitude, Longitude & Co-ordinates of Industrial Property  | 26°24'54.1"N 80°22'44.3"E                                    |
| 15.  | Extent of the site   | Land Area as per Will Deed = 975.45 sq. mtr/ 1166.62 sq.yds. |
| 16.  | Extent of the site considered for valuation (least of 14 A & 14 B)   | Land Area as per Will Deed = 975.45 sq. mtr/ 1166.62 sq.yds. |
| 17.  | Whether occupied by the owner / tenant?  | Owner  |
|      | If occupied by tenant, since how long?   | No information provided                                      |
|      | Rent received per month.   | No information provided                                      |

| II. | CHARACTERISTICS OF THE SITE   |  |
|-----|---|--|
| 1.  | Classification of locality  | Residential & Commercial Both                                      |
| 2.  | Development of surrounding areas  | Within urban developed area  |
| 3.  | Possibility of frequent flooding / submerging                                   | No   |
| 4.  | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | Yes, available within the close vicinity of subject property       |
| 5.  | Number of Floors  | (Commercial - Ground + 1 Floors), (Residential - Ground +2 floors) |
| 6.  | Type of Structure   | RCC framed pillar, beam, column structure on RCC slab              |



|     |   |   |
|-----|---|---|
| 7.  | Type of use to which it can be put  | Residential purpose & Commercial office Use |
| 8.  | Any usage restriction   | No, It's a Residential cum Commercial area  |
| 9.  | Is plot in town planning approved layout?   | Yes   |
| 10. | Corner plot or intermittent plot?   | Corner plot                                 |
| 11. | Road facilities   | Yes   |
| 12. | Type of road available at present   | RCC Roads                                   |
| 13. | Width of road – is it below 20 ft. or more than 20 ft.  | Approx. 30 ft.                              |
| 14. | Is it a land – locked land?   | No  |
| 15. | Water potentiality  | Water pipelines exist in the area           |
| 16. | Underground sewerage system   | Exists in the area                          |
| 17. | Is power supply available at the site?  | Exists in the area                          |
| 18. | Advantage of the site   | Within Good Urban Developed Area            |
| 19. | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | NA  |



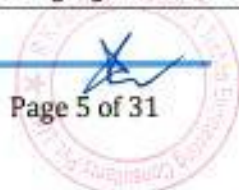
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**PART B**

**VALUATION OF LAND**

|    |   |  |
|----|---|--|
| 1. | Size of Plot  | Land Area as per Will Deed = 975.45 sq. mtr/ 1166.62 sq.yds  |
|    | North & South   | NA   |
|    | East & West   | NA   |
| 2. | Total extent of the plot  | Land Area as per Will Deed = 975.45 sq. mtr/ 1166.62 sq.yds  |
|    | Area adopted on the basis of  | Property documents & site survey both  |
|    | Remarks & observations, if any  | Not applicable   |
| 3. | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | <p><b>References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites &amp; local information)</b></p> <p><b>1. Name:</b> Mr. Vivek Yadav (Gulshan Properties) (Property Consultant)<br/> <b>Contact No.:</b> +91-9559677908<br/> <b>Size of the Property:</b> 1000 sq. mtr./1195 sq. yds<br/> <b>Rates/ Price informed:</b> Rs.20,000/- to Rs.25,000/- per sq.yds<br/> <b>Comment:</b> As per the discussion held with the above mentioned property dealer we came to know that the plot rates in the concerned area 300m away From Main road were around Rs.20,000/- Rs.25,000/- per sq.yds.</p> <p><b>2. Name:</b> Mr. Anil Yadav (Anil Properties) (Property Consultant)<br/> <b>Contact No.:</b> +91-9415079330<br/> <b>Size of the Property:</b> 1000 sq. mtr./1195 sq. yds<br/> <b>Rates/ Price informed:</b> Rs.20,000/- to Rs.25,000/- per sq.yds<br/> <b>Comment:</b> As per the discussion held with the above mentioned property dealer we came to know that the plot rates in the concerned area 300m away From Main road were around Rs.20,000/- Rs.25,000/- per sq.yds.</p> <p><i>During our micro market survey and discussion with local property dealers we came to know following information:</i></p> <ol style="list-style-type: none"> <li><i>The subject property is located in residential cum commercial area of Gandhi Gram, Kanpur Nagar.</i></li> <li><i>The demand of the land in this locality is good.</i></li> <li><i>The on-going market rate for the land located within vicinity of subject land is ranging in between</i></li> </ol> |

*As per*



|    |  |   |
|----|--|---|
|    |  | <p>Rs. 20,000/- to Rs. 25,000/- per sq.yds.</p> <p>4. The Subject property is constructed with RCC technique</p> <p>5. The subject property is located Approx. 300 mtr. Away from Rama Devi Road</p> <p>6. The subject plot is being irregular in shape &amp; having comparatively normal frontage in size.</p> <p>As our discussion with market participants and habitants of the subject locality we came to know that the prevailing land rate for residential plot in this locality is approx. Rs. 20,000/- to Rs. 25,000/- per sq.yds which depends upon the plot size, shape, frontage, approach road width and its location. As the subject property is a residential plot of land area 1100 sq.yds And being irregular in shape with smaller frontage and located on 30 ft. wide road thus keeping all these factors into the consideration we have adopted the land rate of <b>Rs.23,000/- per sq.yds.</b> which seems to be reasonable in our view.</p> |
| 4. | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | <p>Rs. 17,600/- per sq.mtr</p> <p><b>Guideline value:</b></p> <p><b>Land: 975.45 sq.mtr. x 17,600/- per sq.mtr.</b></p> <p><b>Rs. 1,71,67,920/-</b></p>   |
| 5. | Assessed / adopted rate of valuation   | <b>Rs. 23,000/- per sq.yds.</b>   |
| 6. | Estimated value of land (A)  | <p><b>Market Value:</b></p> <p><b>Land: 1166.22 sq.yds X Rs.23,000/- per sq.yds.</b></p> <p><b>= Rs.2,68,23,060/-</b></p>   |



*Assty*



**PART C**

**VALUATION OF BUILDING**

|     |   |  |
|-----|---|--|
| 1.  | Technical details of the building   | Construction done using professional contractor workmanship based on architect plan.   |
| a)  | Type of Building (Residential / Commercial/ Industrial)   | Residential & Commercial   |
| b)  | Type of construction (Load bearing / RCC/ Steel Framed)   | RCC load bearing structure on pillar beam column and 9" brick walls  |
| c)  | Year of construction  | 2018   |
| d)  | Number of floors and height of each floor including basement, if any  | Commercial office (Ground + 1 Floor) Height Apx. 11 ft.<br>Residential House (Ground + 2 Floors) Height Apx. 11 ft   |
| e)  | Plinth area floor-wise  | --   |
| f)  | Condition of the building   | Good   |
| i.  | Interior Finishing  | Neatly plastered and putty coated walls  |
| ii. | Exterior Finishing  | Architecturally designed & elevated  |
| 2.  | Status of Building Plans/ Maps  | Cannot comment since no approved map given to us   |
| g)  | Date of issue and validity of layout of approved map / plan   | NA   |
| h)  | Is Building as per approved Map   | Approved Map Not Provided to us.   |
| i)  | Whether genuineness or authenticity of approved map / plan is verified  | Approved Map Not Provided to us.   |
| j)  | Any other comments by our empaneled valuers on authentic of approved plan   | No   |
| k)  | Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | Approved Map Not Provided to us.   |
| 3.  | Valuation of Structure  |  |
| a)  | Market Value of Structure   | <b>Office Area</b> - Rs.1,400/- per sq. ft X 10,583.61 sq. ft./ 983.25 sq.mtr = Rs. 1,48,17,054/-<br><b>Residential Area</b> - Rs.1,400/- per sq. ft X 4934.28sq. ft/ 458.41 sq.mtr. = Rs. 69,07,992/-<br><b>Total Cost of of construction = Rs. 2,17,25,046/-</b> |
| b)  | Government Guideline Value of Structure   | <b>Rs. 1,33,49,034/-</b>   |

*Atty*





| 7. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF |  |                                       |                                       |
|--|--|---------------------------------------|---------------------------------------|
| S.No.  | Description  | Ground floor                          | Other floors                          |
| 1.   | Foundation   | RCC                                   | RCC                                   |
| 2.   | Ground Floor   | RCC                                   | RCC                                   |
| 3.   | Superstructure   | RCC                                   | RCC                                   |
| 4.   | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | Wooden Framed Doors and glass windows | Wooden Framed Doors and glass windows |
| 5.   | RCC works  | Completed                             | Completed                             |
| 6.   | Plastering   | Completed                             | Completed                             |
| 7.   | Flooring, Skirting, dadoing  | Completed                             | Completed                             |
| 8.   | Special finish as marble, granite, wooden paneling, grills, etc.   | NA                                    | NA                                    |
| 9.   | Roofing including weather proof course   | NA                                    | NA                                    |
| 10.  | Drainage   | Yes                                   | Yes                                   |

| S.No. | Description                                    | Ground floor     | Other floors |
|-------|--|------------------|--------------|
| 1.    | Compound wall                                  | Yes              | NA           |
|       | Height   | 7 ft.            | NA           |
|       | Length   | 159 running mtr. | NA           |
|       | Type of construction                           | RCC              | NA           |
| 2.    | Electrical installation                        |                  |              |
|       | Type of wiring                                 | Internal         | Internal     |
|       | Class of fittings (superior / ordinary / poor) | NA               | NA           |
|       | Number of light points                         | NA               | NA           |
|       | Fan points                                     | NA               | NA           |
|       | Spare plug points                              | NA               | NA           |
|       | Any other item                                 | NA               | NA           |
| 3.    | Plumbing installation                          |                  |              |
|       | a) No. of water closets and their type         | NA               | NA           |
|       | b) No. of wash basins                          | NA               | NA           |
|       | c) No. of urinals                              | --               | --           |
|       | d) No. of bath tubs                            | NA               | NA           |
|       | e) Water meter, taps, etc.                     | NA               | NA           |
|       | f) Any other fixtures                          | NA               | NA           |

ABH



**PART D**

**EXTRA ITEMS**

|    |                                     |           |
|----|-------------------------------------|-----------|
| 1. | Portico                             | NA        |
| 2. | Ornamental front door               | NA        |
| 3. | Sit out/ Verandah with steel grills | NA        |
| 4. | Overhead water tank                 | NA        |
| 5. | Extra steel/ collapsible gates      | NA        |
| 6. | <b>Total (C)</b>                    | <b>NA</b> |

**PART E**

**AMENITIES**

|     |                                 |           |
|-----|---------------------------------|-----------|
| 1.  | Wardrobes                       | NA        |
| 2.  | Glazed tiles                    | NA        |
| 3.  | Extra sinks and bath tub        | NA        |
| 4.  | Marble / Ceramic tiles flooring | Yes       |
| 5.  | Interior decorations            | NA        |
| 6.  | Architectural elevation works   | NA        |
| 7.  | Paneling works                  | NA        |
| 8.  | Aluminum works                  | NA        |
| 9.  | Aluminum hand rails             | NA        |
| 10. | False ceiling                   | Yes       |
| .   | <b>Total (D)</b>                | <b>NA</b> |

**PART F**

**MISCELLANEOUS**

|    |                           |           |
|----|---------------------------|-----------|
| 1. | Separate toilet room      | NA        |
| 2. | Separate lumber room      | NA        |
| 3. | Separate water tank/ sump | NA        |
| 4. | Trees, gardening          | NA        |
|    | <b>Total (E)</b>          | <b>NA</b> |

**PART G**

**SERVICES**

|    |                               |                              |
|----|-------------------------------|------------------------------|
| 1. | Water supply arrangements     | Yes, available in this area. |
| 2. | Drainage arrangements         | Yes, available in this area. |
| 3. | Compound wall                 | Yes                          |
| 4. | C. B. deposits, fittings etc. | NA                           |
| 5. | Pavement                      | NA                           |
|    | <b>Total (F)</b>              | <b>NA</b>                    |



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**PART H**

**CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY**

| S.No. | Particulars   | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
|-------|---|-------------------------------|--|
| 1.    | Land (A)  | Rs. 1,71,67,920/-             | Rs.2,68,23,060/-                                     |
| 2.    | Structure Construction Value (B) (B)  | Rs. 1,33,49,034/-             | Rs. 2,17,25,046/-                                    |
| 3.    | Extra Items (C)   | ---                           | ---  |
| 4.    | Amenities (D)   | ---                           | ---  |
| 5.    | Miscellaneous (E)   | ---                           | ---  |
| 6.    | Services (F)  | ---                           | Rs. 4,00,000/- (For Compound Wall)                   |
| 7.    | <b>Total Add (A+B+C+D+E+E+F)</b>  | <b>Rs. 3,05,16,954/-</b>      | <b>Rs.4,89,48,106/-</b>                              |
| 8.    | Additional Premium if any   | ---                           | ---  |
|       | Details/ Justification  | ---                           | ---  |
| 9.    | Deductions charged if any   | ---                           | ---  |
|       | Details/ Justification  | ---                           | ---  |
| 10.   | <b>Total Indicative &amp; Estimated Prospective Fair Market Value<sup>#</sup></b> | <b>---</b>                    | <b>Rs.4,89,48,106/-</b>                              |
| 11.   | <b>Rounded Off</b>  | <b>----</b>                   | <b>Rs.4,90,00,000/-</b>                              |
| 12.   | <b>Expected Realizable Value<sup>^</sup> (@ ~15% less)</b>                        | <b>----</b>                   | <b>Rs.4,16,50,000/-</b>                              |
| 13.   | <b>Expected Forced Distress Sale Value* (@ ~25% less)</b>                         | <b>----</b>                   | <b>Rs.3,67,50,000/-</b>                              |
| 14.   | Valuation of structure for Insurance purpose                                      | NA                            | NA   |

(RUPEES FOUR CRORE NINETY LAKHS ONLY)

|     |   |  |
|-----|---|--|
| i.  | <b>Justification for more than 20% difference in Market &amp; Circle Rate</b> | Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors   |
| ii. | <b>Concluding comments &amp; Disclosures if any</b>                           | <ol style="list-style-type: none"> <li>1. The subject building comprised of two different buildings one for commercial purpose and other for residential purpose commercial (office) building consist of Ground + 1st floors and residential building consist of Ground + 2 floor as per architect map and as per the information during our site survey However, the subject property is having single access for both buildings. However, the said property is corner (trapezoidal) plot with almost three side open road. The subject property is constructed with RCC technique and appears to be in good condition.</li> <li>2. The total Covered area for Commercial office unit is Approx. 1474.88 sq.mtr/ 15875.60 sq.ft and for residential unit the covered area is 687.62 sq.mtr/ 7401.48 sq.ft according to site measurement &amp; architect map, but according to deed provided to us the covered area for office unit is 983.25 sq.mtr. / 10583.61 sq. ft and for residential unit the covered area according to deed is 458.41 sq.mtr./4934.28 sq.ft. Hence, for valuation purpose we have adopted the covered area according to Will deed provided to us whichever is less.</li> <li>3. However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro &amp; macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.</li> <li>4. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.</li> <li>5. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</li> <li>6. This report only contains technical &amp; market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</li> <li>7. This report is prepared following our Standard Operating Procedures &amp; Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</li> </ol> |

*Asst*





**DECLARATION BY VALUER FIRM**

|      |   |  |   |
|------|---|--|---|
| i.   | As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is <b>Rs.4,90,00,000/-</b> (Rupees <u>Four Crore Ninety Lakhs</u> only). The Realizable value of the above property is <b>Rs.4,16,50,000/-</b> (Rupees <u>Four Crore Sixteen Lakhs Fifty Thousand</u> only). The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>      </u> only) and the distress value <b>Rs.3,67,50,000/-</b> (Rupees <u>Three Crore Sixty Seven Lakhs Fifty Thousand</u> only). |  |   |
| ii.  | <b>Name &amp; Address of Valuer company</b>   | M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida              |   |
| iii. | <b>Enclosed Documents</b>   | <b>S.No</b>  | <b>Documents</b>  |
|      |   | i.   | General Details   |
|      |   | ii.  | Screenshot of the price trend references of the similar related properties available on public domain |
|      |   | iii.   | Google Map  |
|      |   | iv.  | Photographs   |
|      |   | v.   | Copy of Circle Rate   |
|      |   | vi.  | Survey Summary Sheet  |
|      |   | vii.   | Valuer's Remark   |
|      |   | viii.  | Copy of relevant papers from the property documents referred in the Valuation                         |
| iv.  | <b>Total Number of Pages in the Report with Enclosures</b>  | 32   |   |
| v.   | <b>Engineering Team worked on the report</b>  | <b>SURVEYED BY:</b> Er. Sajal Srivastav<br><br><b>PREPARED BY:</b> AE Aditya<br><br><b>REVIEWED BY:</b> HOD Valuations |   |

**DECLARATION BY BANK**

|      |  |  |
|------|--|--|
| i.   | The undersigned has inspected the property detailed in the Valuation Report dated <u>      </u> on <u>      </u> . We are satisfied that the fair and reasonable market value of the property is Rs. <u>      </u> (Rs. <u>      </u> only). |  |
| ii.  | <b>Name of Bank of Manager</b>   |  |
| iii. | <b>Name of Branch</b>  |  |
| iv.  | <b>Signature</b>   |  |

*Aditya*



**ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS**

|      |  |
|------|--|
| i.   | Qualification in TIR/Mitigation Suggested, if any: <b>Cannot comment since copy of TIR is not provided to us.</b>  |
| ii.  | Is property SARFAESI compliant: <b>Yes</b>   |
| iii. | Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>No</b>  |
| iv.  | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <b>Yes, is mortgaged</b>  |
| v.   | Details of last two transactions in the locality/area to be provided, if available: <b>Information couldn't be found.</b>  |
| vi.  | Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.  |
|      | 1. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end. |
|      | 2. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.  |
|      | 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.   |

**R.K ASSOCIATES IMPORTANT NOTES**

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

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

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

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

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

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

A-544





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



Photo not available  
[Request Photos](#)

Residential land / Plot in Gandhigram

**Gandhigram 4 B**

**₹ 2.7 Cr**   **8,100 sq.ft.**

₹ 3,333/sq.ft.   ₹ 333/sq.m (Plot Area)

Gandhi gram ma 900gajj ka plot sell ma available ha

[READY TO MOVE](#)   [RESALE](#)

Posted on 04th Jan, 2021 by Dealer:  
**gulshan properties**

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



Photo not available  
[Request Photos](#)

Residential land / Plot in Gandhigram

**₹ 2.5 Cr**   **8,550 sq.ft.**

₹ 2,934/sq.ft.   ₹ 294/sq.m (Plot Area)

Gandhigram well maintained location sell available

[READY TO MOVE](#)   [RESALE](#)

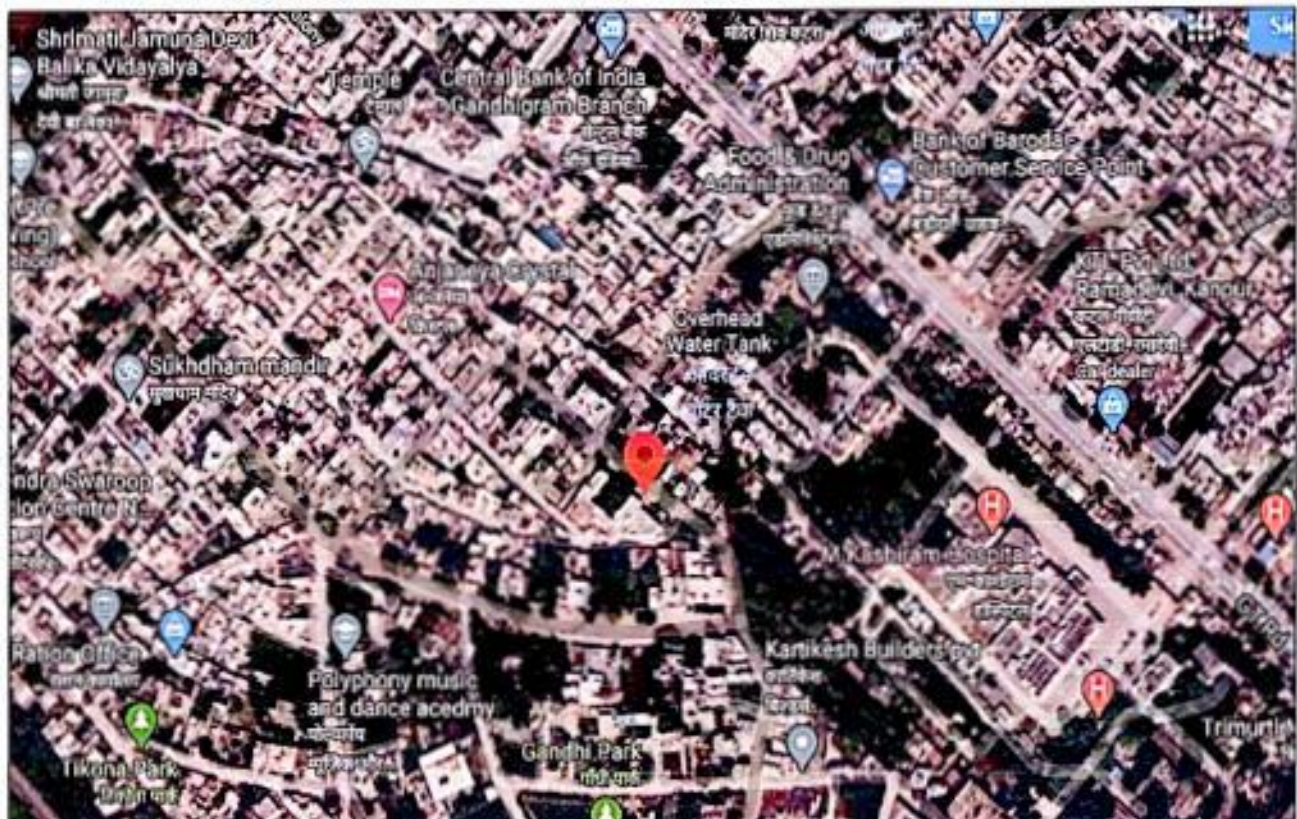
Posted on 12th Feb, 2021 by Dealer:  
**gulshan properties**

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

ABJ



ENCLOSURE: III – GOOGLE MAP LOCATION



*Handwritten signature*





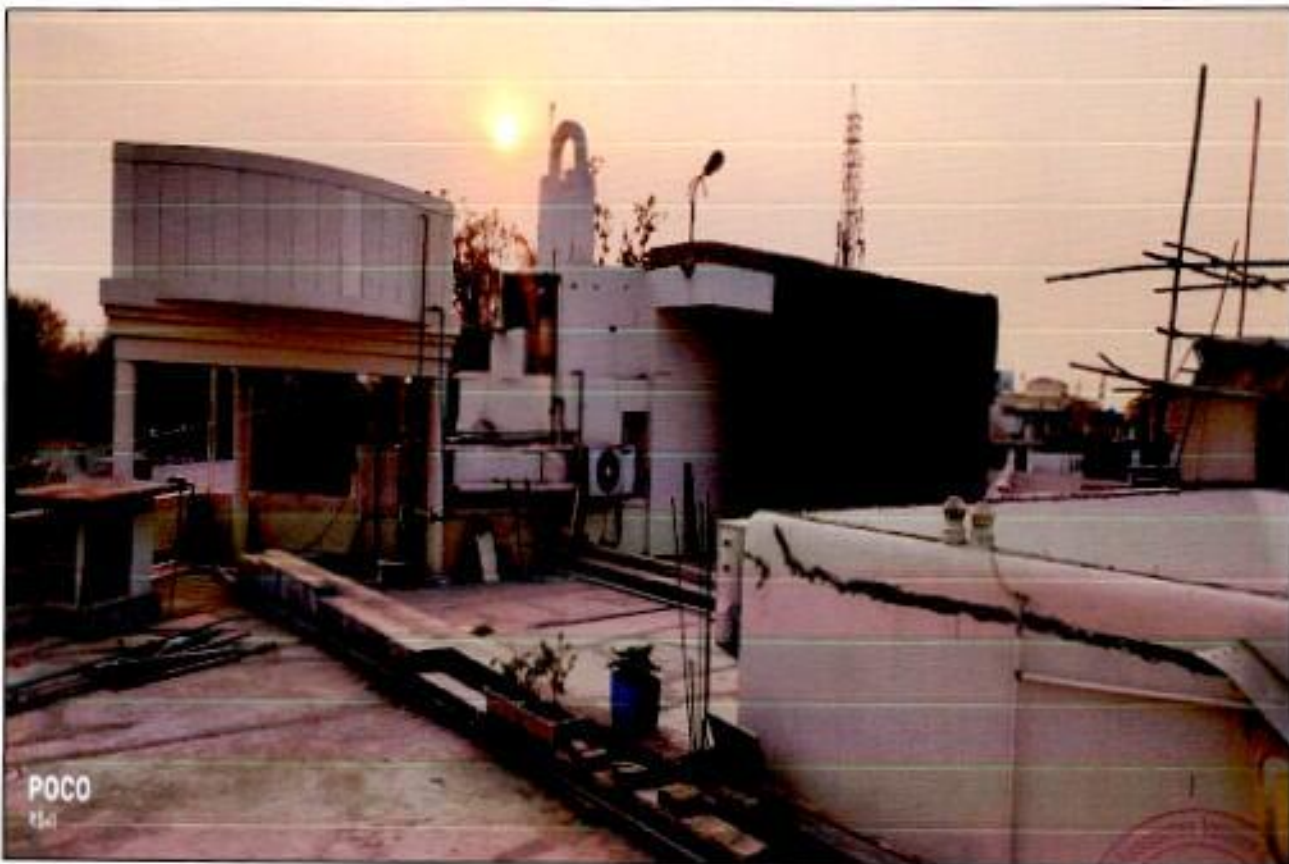
ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY











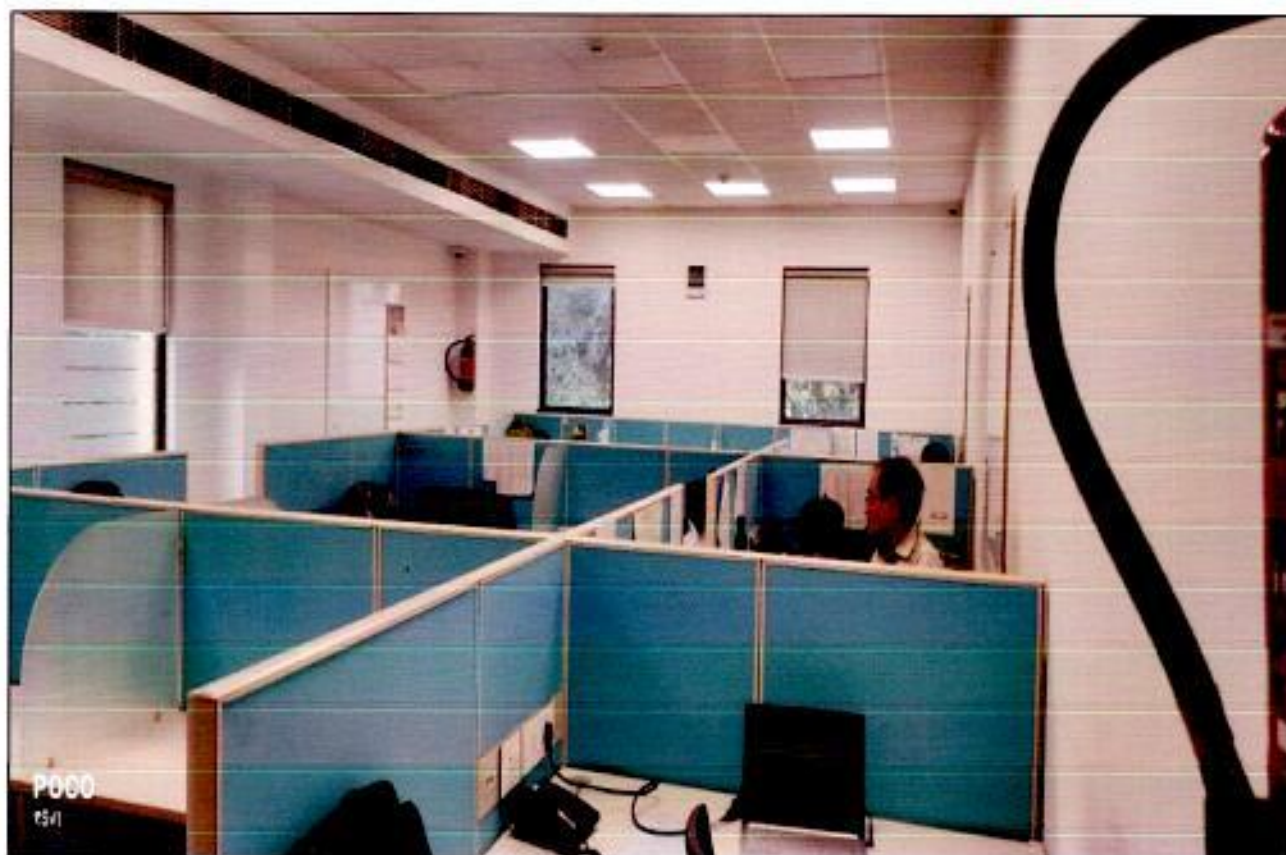




*Asst*













ENCLOSURE: V- COPY OF CIRCLE RATE

| क्रम संख्या एवं रोड सेगमेंट का नाम (यहाँ से कहाँ तक) | मोहल्ले या सड़क के नाम का नाम | प्रारंभ-1 न न्यायित<br>वी कोड / प्लॉट संख्या |              | अवशेष भूमि<br>की दर | एकल दुकान / वाणिज्यिक इलाका की दर प्रति वर्ग फीट |          |          |
|--|-------------------------------|--|--------------|---------------------|--|----------|----------|
|  |                               | कीलोड  | घर सं०       |                     | दुकान  | वाणिज्य  | मोहल्ले  |
| 7- लाल बागला रोड वीस्ट से<br>हरदोहर नगर चौक तक       | 1-आमपुरा ✓                    | 0096   |              | ✓14000 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 2-जगदपुरा ✓                   | 0097   |              | ✓11000 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 3-हरदोहर नगर ✓                | 114  |              | ✓37900 ✓            | ✓80000 ✓   | ✓63500 ✓ | ✓63500 ✓ |
|  | 4-घर नगर ✓                    | 0098   |              | ✓12000 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 5-पौखरपुरा ✓                  | 0099   |              | ✓14300 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 6-पञ्चपुरा ✓                  | 1100   |              | ✓22000 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
| 8-150 फीट रोड जगमज कीड़ी एरिया                       |                               |  |              | ✓16500 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
| 9-असलवादा रोड- पुलनी भुगी<br>से पुरे तक              | 1-श्रीलाल बाजार ✓             | 0103   |              | ✓14300 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 2-पञ्च लीड के मंडल ✓          | 0108   |              | ✓3200 ✓             | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 3-प्रदीपपुरा ✓                | 0105   |              | ✓1200 ✓             | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 4-लाली बाजार ✓                | 0104   |              | ✓14300 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 5-पञ्चपुरा नगर ✓              | 0109   |              | ✓3200 ✓             | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 6-असलवादा ✓                   | 0107   |              | ✓13200 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
| 10-विरहाना   | 1-विरहाना रोड ✓               | 0058   | 58.59        | ✓66500 ✓            | ✓20000 ✓   | ✓90500 ✓ | ✓90500 ✓ |
|  | 2-नवागज ✓                     | 0055   | 52.58, 54.55 | ✓66500 ✓            | ✓20000 ✓   | ✓90500 ✓ | ✓90500 ✓ |
|  | 3-जगदपुरा ✓                   | 0051   | 48.49        | ✓66500 ✓            | ✓20000 ✓   | ✓90500 ✓ | ✓90500 ✓ |
| 11-हरदोहर रोड - नदीना<br>चौक से घाटा पर एकल रोड      | 1-डीनाल पट्टी ✓               | 0059   | 58.59        | ✓66500 ✓            | ✓20000 ✓   | ✓90500 ✓ | ✓90500 ✓ |
|  | 2-दासगंजी ✓                   | 0060   | 60           | ✓48400 ✓            | ✓20000 ✓   | ✓90500 ✓ | ✓90500 ✓ |
|  | 3-सोमनाथ रोड ✓                | 0068   | 68           | ✓42300 ✓            | ✓107500 ✓  | ✓75500 ✓ | ✓75500 ✓ |
|  | 4-दीनागंजी ✓                  | 0067   | 67           | ✓42300 ✓            | ✓107500 ✓  | ✓75500 ✓ | ✓75500 ✓ |
|  | 5-सुरखाना ✓                   | 0071   | 71.72        | ✓42300 ✓            | ✓120000 ✓  | ✓90500 ✓ | ✓90500 ✓ |
| 12-1-डीडी रोड-सामांसी चौक<br>से घाटा पर की सीमा तक   | 1-घोरे ✓                      | 1121   |              | ✓17600 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |
|  | 2-रामा ✓                      | 1309   |              | ✓17600 ✓            | ✓55000 ✓   | ✓40500 ✓ | ✓40500 ✓ |

| तीन गजिला तक वीर वाणिज्यिक भवन (आवासीय एवं औद्योगिक आरक्षण) की निर्माण दरें |                                     |                      |   |   |
|---|-------------------------------------|----------------------|---|---|
| क्र.सं०   | निर्माण के क्षेत्री छत के आधार पर   | निर्माण की अवधि/वर्ष | प्रथम क्षेत्री के निर्माण की दर कबड<br>एरिया के अनुसार प्रति रुपये वर्गमीटर | द्वितीय क्षेत्री के निर्माण की दर कबड<br>एरिया के अनुसार प्रति रुपये वर्गमीटर |
| 1   | 2                                   | 3                    | 4   | 5   |
| 1.  | आर०सी०सी०                           | 80 वर्ष              | 14000   | 13000   |
| 2.  | आर०सी०सी०                           | 60 वर्ष              | 12000   | 11000   |
| 3.  | कड़ी, गडर, चटिया, डोंट              | 50 वर्ष              | 7000  | 7000  |
| 4.  | टिन भोड, एक्सेल्ट भोड, फाइबर<br>भोड | 50 वर्ष              | 7000  | 7000  |
| 5.  | कच्चा लपरत                          | 30 वर्ष              | 6000  | 6000  |

35- एकल दुकान एवं वाणिज्यिक निर्माण की न्यूनतम दर 20000/- रुपये प्रति वर्गमीटर देय होगी।

(देवेन्द्र सिंह)  
हो. सहायक महानिरीक्षक निबन्धन  
कानपुर नगर।

(सजय चौहान)  
हो. अपर जिलाधिकारी (वि०/स०)  
कानपुर नगर।

(सुरेन्द्र सिंह)  
हो. जिलाधिकारी  
कानपुर नगर।

क. मवनों की अनुमानित आयु

|    |   |         |
|----|---|---------|
| 1  | आर० सी० सी० निर्माण   | 80 वर्ष |
| 2. | आर० बी० सी० निर्माण   | 60 वर्ष |
| 3. | टिनशेड, घन्नी निर्माण, डाट, सीमेन्ट की चादर<br>(एसबेस्टस) आदि | 50 वर्ष |

ख. मवनों का हारा मूल्य- निम्नांकित रूप से आंगणित किया जायेगा

|                          |   |  |
|--------------------------|---|--|
| निर्माण का शुद्ध मूल्य   | - | आवृद्धादित क्षेत्रफल x निर्धारित दर            |
| निर्माण का वर्तमान मूल्य | - | निर्माण का शुद्ध मूल्य - अवमानित मूल्य         |
| अवमानित मूल्य            | - | निर्माण का शुद्ध मूल्य x मवन की आयु (वर्ष) x 9 |
| <hr/>                    |   |  |
| मवन की अवमानित आयु x 10  |   |  |

(संजय चौहान)



45/4



(Annexure-IV)

**Format of undertaking to be submitted by Individuals/ Proprietor/ Partners/  
Directors**

**DECLARATION-CUM-UNDERTAKING**

- a I am a citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 2/23/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Er. Sajal Srivastav Have personally inspected the property on 19/2/2021. The work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.





- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

| S. No. | Particulars   | Valuer comment   |                   |
|--------|---|--|-------------------|
| 1.     | Background information of the asset being valued                                  | This is a Residential property located at address Property House No. 13, Gandhi Gram, Kanpur Nagar Having Land Area 975.45 sq.mtr/ 1166.62 sq.yds as per the documents/ information provided to us by the Bank/ client |                   |
| 2.     | Purpose of valuation and appointing authority                                     | Please refer to Page No.1 of the Report.   |                   |
| 3.     | Identity of the Valuer and any other experts involved in the valuation            | <b>Survey Analyst: Survey Engineer. E. Sajal Srivastav</b><br><b>Engineering Analyst: Er Aditya</b><br><b>Valuer/ Reviewer: (HOD Engg.)</b>  |                   |
| 4.     | Disclosure of valuer interest or conflict, if any                                 | No relationship with the borrower or any kind of conflict of interest.   |                   |
| 5.     | Date of appointment, valuation date and date of report                            | <b>Date of Appointment:</b>  | <b>18/02/2021</b> |
|        |   | <b>Date of Survey:</b>   | <b>19/02/2021</b> |
|        |   | <b>Valuation Date:</b>   | <b>23/02/2021</b> |
|        |   | <b>Date of Report:</b>   | <b>23/02/2021</b> |
| 6.     | Inspections and/or investigations undertaken                                      | Yes by our authorized Survey Engineer Sajal Srivastav bearing knowledge of that area on 19/02/2021. Property was shown and identified by owner Mr. Anurag Gupta (☎-9995991199)   |                   |
| 7.     | Nature and sources of the information used or relied upon                         | Please refer to Page No.4 of the Report.   |                   |
| 8.     | Procedures adopted in carrying out the valuation and valuation standards followed | Land value is calculated on the basis of 'Market Comparable Sales Approach' and building construction value is calculated on the basis of 'Depreciated Replacement cost Approach'.                                     |                   |
| 9.     | Restrictions on use of the report, if any   | Value varies with the Purpose/ Date/ Market & Asset Condition & Situation/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted                                  |                   |



|     |   |   |
|-----|---|---|
|     |   | <p>only for the above points only. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.</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 the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by the Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> |
| 10. | Major factors that were taken into account during the valuation   | Please refer to Page No.4-8 of the Report.  |
| 11. | Major factors that were not taken into account during the valuation   | NA  |
| 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 see attached Annexure.   |

Date: 23/02/2021

Place: Noida

Signature

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

*Handwritten signature*



## ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance



- with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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

### Gifts and hospitality.

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

### Remuneration and Costs.

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer:  \_\_\_\_\_

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

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

Date: 23/02/2021

Place: Noida



*Alshy*



ENCLOSURE: VI – VALUER'S REMARKS

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

*Atty*





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



*Handwritten signature/initials*



**SURVEY SUMMARY SHEET**  
(TO BE ENCLOSED WITH VALUATION REPORT)  
(Version 1.0) | Date of Implementation: 10.04.2017

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

|     |  |  |                |                    |
|-----|--|--|----------------|--------------------|
| 1.  | File No.   | 653  |                |                    |
| 2.  | Name of the Surveyor                             | Sajal Srivastava.  |                |                    |
| 3.  | Borrower Name                                    | Anurag Gupta S/o Gopal Krishna Gupta.  |                |                    |
| 4.  | Name of the Owner                                | Handhi gram, HNo-13, Kanpur Nagar.   |                |                    |
| 5.  | Property Address which has to be valued          | <input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside   |                |                    |
| 6.  | Property shown & identified by at spot           | Name   | Contact No.    |                    |
|     |  | Ajay Sachan  | 900 50 94 918. |                    |
| 7.  | How Property is identified by the Surveyor.      | <input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done  |                |                    |
| 8.  | Are Boundaries matched                           | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents  |                |                    |
| 9.  | Survey Type                                      | <input type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) only commercial.<br><input type="checkbox"/> Only photographs taken (No measurements)   |                |                    |
| 10. | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely owner not allow  |                |                    |
| 11. | Type of Property                                 | <input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land |                |                    |
| 12. | Property Measurement                             | <input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement  |                |                    |
| 13. | Reason for no measurement                        | <input type="checkbox"/> It's a flat in multi storey building so measurement not required<br><input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:  |                |                    |
| 14. | Land Area of the Property                        | As per Title deed  | As per Map     | As per site survey |
|     |  | 1463.17 sqm  | 1463.17 sqm    | 1463.17 sqm        |
| 15. | Covered Built-up Area                            | As per Title deed  | As per Map     | As per site survey |
|     |  | 2162.5 sqm   | 2162.5 sqm     | 2162.5 sqm         |
| 16. | Property possessed by at the time of survey      | <input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed   |                |                    |
| 17. | Any negative observation of the                  |  |                |                    |





|   |  |
|---|--|
| Property during survey  | Sajal Srivastava   |
| 15. Is independent access available to the property?            | <input checked="" type="checkbox"/> Clear independent access is available. <input type="checkbox"/> Access available in sharing of other adjoining property. <input type="checkbox"/> No clear access is available. <input type="checkbox"/> Access is closed due to dispute |
| 16. Is property clearly demarcated with permanent boundaries?   | <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No. <input type="checkbox"/> Only with Temporary boundaries  |
| 17. Is the property merged or colluded with any other property? | M.K.V. Gandhi gram. M.No 213 Kalyan Nagar  |
| 21. Local Information References on property rates              | Please refer attached sheet named "Property rate Information Details."   |

#### Endorsement:

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

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

- a. Name of the Person: Anurag Kaur at site Ajay Sachan  
 b. Relation:  
 c. Signature:  
 d. Date: 19/02/2021

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

#### 2. Surveyor's Signature who did site inspection:

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

- a. Name of the Surveyor: Sajal Srivastava  
 b. Signature: Sajal  
 c. Date: 19/02/2021

