

REPORT FORMAT: V-L1 (Basic) | Version: 4.2_2017

FILE NO. RKA/FY17-18/DDN-P-35

DATED: 07/10/2017

VALUATION REPORT

OF

RESIDENTIAL HOUSE

SITUATED AT

PART OF HARDAI NIWAS, UPPER BATTI ROAD, BARLOWGANJ,
MUSSOORIE

OWNER

MR. RAMESH LAL S/O LATE MR. GANESH

A/C: MR. RAMESH LAL S/O LATE MR. GANESH

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations
- Project Reports & Consultants
- Industry / Trade Rehabilitation Consultants
- NPA Management
- Account Monitoring
- Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REPORT PREPARED FOR

STATE BANK OF INDIA, MAIN BRANCH, MUSSOORIE

*If you have any query/issue/concern or escalation you may please contact Incident Manager @
+91-9719306142. We will appreciate your feedback in order to improve our service.*

*Please provide your feedback on the report within 15 days of its submission after which
the report will be considered to be correct.*

REGISTERED OFFICE:

G-183, Basement, Preet Vihar, Delhi-110092

Ph.: (011) 43027912, (011) 42641242, +91 - 9999597597, Fax : (011) 42641242

E-mail - valuers@rkassociates.org | Website : www.rkassociates.org

1. BASIC DETAILS			
a.	Report prepared for	Bank	
b.	Name & Address of Organization	State Bank Of India, Main Branch, Mussoorie	
c.	Name of Owner/s	Mr. Ramesh Lal S/O Late Mr. Ganesh	
d.	Credit Analyst	Mr. Sushant Goyal	
e.	Purpose of Valuation	General Value Assessment	
f.	Scope of Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative	
g.	Out-of-Scope of Report	1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample measurement. 7. Drawing Map & design of the property.	
h.	Type of Loan	CC Limit Enhancement	
i.	Report Format	V-L1 (Basic) Version: 4.2_2017	
j.	Date of Valuation	7 October 2017	
k.	Date of Survey	5 October 2017	
l.	Surveyed in presence of	Owner's representative	Mr. Sandeep Kandari (+91-9638058617)
m.	Documents provided for perusal	Documents Requested	Documents Provided
			Documents Reference No.
		Total 02 documents requested.	Total 01 documents provided.
		Property Title document	Sale Deed
		Approved Map	None
	None	None	None
	None	None	None
n.	Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input type="checkbox"/> Done from name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done	

2. MAIN DETAILS			
a. Customer Details			
i.	Name	Mr. Ramesh Lal S/O Late Mr. Ganesh	
ii.	Application No.	NA	
b. Property Details			
i.	Address	Part Of Hardai Niwas, Upper Batta Road, Barlowganj, Mussoorie	
ii.	Nature of Property	Free Hold	
iii.	Constitution of the Property	Single ownership	
iv.	Nearby Landmark	Near -Hotel White House	
v.	Google Map	Enclosed with the Report	
		Coordinates or URL: 30°26'16.3"N 78°05'05.8"E	
vi.	Independent access to the property	Clear independent access is available	
vii.	Is the property merged or colluded with any other property	No, its an independent singly bounded property	
c.	Document Details	Status	Name of Approving Auth.



VALUATION REPORT

R. RAMESH LAL

i.	Layout Plan	Not available	MDDA	---	
ii.	Building plan	Not available	MDDA	---	
iii.	Construction Permission	Not available	MDDA	---	
iv.	Legal Documents	Available	Sale Deed	NA	NA
Physical Details of the Property					
i.	Adjoining Properties	North	South	East	West
		Castle Bridge Estate	Upper Bhatta Road	Property of Hardai Niwas	Other Properties
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land	Yes			
v.	Type of Property	Residential House			
vi.	Total no. of floors of the property	2 (Ground + First Floor)			
vii.	Floor on which the property is located	All floors			
viii.	Approx. age of the property	Approx. 10 Years			
ix.	Residual age of the property	Approx. 50-55 years			
x.	Type of structure	RCC slab load bearing structure on beam column & 9" brick walls			
xi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other
	GF- 05	NA	02	02	NA
	FF- 07	NA	04	02	NA
xii.	Condition of Structure	Good			
Tenancy/ Occupancy/ Possession Details					
i.	Property presently possessed/ occupied by	Vacant			
ii.	No. of years of tenancy	NA			
f.	Stage of Construction	Constructed property is vacant at present			
Violation in the property					
a. Violation if any observed		b. Nature and extent of violation		c. Any other negativity or defect in the property	
Cannot comment since no approved map is available to us.		Cannot comment since no approved map is available to us.		Cannot comment since no approved map is available to us.	

3. AREA DETAILS OF THE PROPERTY					
a. Land area (as per documents/ site survey, whichever is less)					
<i>Considered</i>					
Area as per documents		Area as per site survey		Area considered for Valuation	
184.12 sq. mtr./ 220.20 sq. yds.		----		184.12 sq. mtr. / 220.20 sq. yds.	
Area adopted on the basis of		Sale Deed			
Remarks & Observations		NA			
b. Constructed Covered Area (As per IS 3861-1966)					
Area as per survey			As per Site Measurement		As per Map
			GF : 1542 sq. ft.		NA
			FF : 1542 sq. ft.		NA
			Total : 286.50 sq. mtr. / 3084 sq. ft.		NA
Area adopted on the basis of			As per Site Measurement		
Remarks & Observations			NA		

VALUATION ASSESSMENT ASSESSMENT FACTORS

A.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Residential Land & Building Value	
b.	Scope of the Valuation	To assess Plain Asset Valuation.			
c.	Property Use factor	Residential			



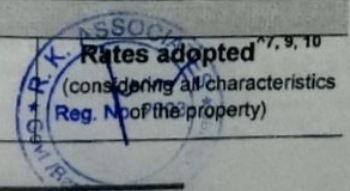
VALUATION REPORT

RAMESH LAL

d.	Legality Aspect Factor <i>(Refer clauses 2 & 4 of Part-E)</i>	Positive as per documents produced to us.			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
f.	Property location category factor	Rectangle	Medium	Below Road Level	Normal frontage
		City Categorization	Locality Categorization	Property location classification	Floor Level
		Scale-C City	Average	Ordinary location within the locality	Not Applicable
		Urban	Property within developed Residential zone	NA NA	
g.	New Development in surrounding area	Other development	Construction of residential houses nearby		
h.	Property overall usability Factor	Normal			
i.	Comment on Property Salability Outlook	Easily sellable			
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
k.	Methodology/ Basis of Valuation	Comparable Market Sales approach <i>For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been taken judiciously seeing the market scenario. Kindly please refer point '8' of Assumptions & Remarks section below to know the name & contact numbers from whom enquiries have been made.</i>			

B. VALUATION CALCULATION				
a. GUIDELINE/ CIRCLE VALUE				
i.	Land Value	Total Land Area considered as per documents/ site survey <i>(whichever is less)</i>	Prevailing Rates Range	Rates adopted <i>(considering all characteristics & assessment factors of the property)</i>
		184.12 sq mt./ 220.20 sq. yds	Rs. 4,900/- per sq.mtr.	Rs.4,900/- per sq.mtr.
Total Land Value (a)		184.12 x Rs.4,900/- per sq. mtr. Rs.9,02,188/-		
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure	Good	5-10 years old construction
		Rate range	Rate adopted	Covered Area
Total Construction Depreciated Replacement Value (b)		286.50 x Rs.17,000/- per sq. mtr. Rs.48,70,500 /-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.57,72,688/-		

b. PROSPECTIVE FAIR MARKET VALUE				
i.	Land Value	Total Land Area considered as per documents/ site	Prevailing Rates Range	Rates adopted <i>(considering all characteristics & Reg. No of the property)</i>



		survey (whichever is less)	
		184.12 sq mt./ 220.20 sq. yds	Rs. 1,800/- to Rs. 2,000/- per sq. yds.
	Total Land Value (a)	220.20 x Rs.1,800/- per sq. yds. Rs.3,96,360/-	
		Structure cost/ Construction Value	
ii.	Construction Depreciated Replacement Value	Structure Type RCC load bearing structure	Construction category Good
		Rate range Rs.1000/- to Rs. 1500/- per sq. ft.	Age Factor 5-10 years old construction
			Covered Area 286.50 sq. mtr. / 3084 sq. ft.
	Total Construction Depreciated Replacement Value (b)	3084 x Rs.1,250/- per sq. ft. Rs.38,55,000/-	
iii.	Add extra for Architectural aesthetic developments, improvements (c) <i>(add lump sum cost)</i>	NA	
iv.	Add extra for fittings & fixtures (d) <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	NA	
v.	Add extra for services (e) <i>(water, electricity, sewerage, main gate, boundary, lift, etc.)</i>	NA	
vi.	TOTAL PROSPECTIVE FAIR MARKET VALUE¹⁵: (a+b+c+d+e)	Rs.42,51,360/-	
vii.	Rounded Off	Rs.42,51,000/-	
viii.	REALIZABLE VALUE¹⁶ (@ ~20% less)	Rs.34,00,800/-	
ix.	FORCED/ DISTRESS SALE VALUE¹⁷ (@ ~30% less)	NA	
x.	Justification for more than 20% difference in Market & Circle Rate	NA	
xi.	Concluding comments if any	<p>At the time of survey the property was locked from outside, we have taken the details of the property from outside only as per the owners representative who was present at the time of survey.</p> <p>As per the scope of the Report, Value assessment is subject to R.K Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report.</p>	

ASSUMPTIONS/ REMARKS

1.	Qualification in TIR/Mitigation Suggested, if any: <i>NA</i>						
2.	Is property SARFAESI compliant: Yes						
3.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <i>No</i>						
4.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Mortgaged						
5.	Details of last two transactions in the locality/area to be provided, if available: <i>Available</i>						
6.	Any other aspect which has relevance on the value or marketability of the property: Property located in developing area						
7.	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)						
	<table border="1"> <tr> <td>NA</td> <td>No property dealer was available , after doing significant market research locally the market rate in this area ranges from Rs.1,50,000/- to Rs. 2,00,000/- per Bigha (1 bigha=900 sq. yds.)</td> </tr> <tr> <td>NA</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>NA</td> </tr> </table>	NA	No property dealer was available , after doing significant market research locally the market rate in this area ranges from Rs.1,50,000/- to Rs. 2,00,000/- per Bigha (1 bigha=900 sq. yds.)	NA	NA	NA	NA
NA	No property dealer was available , after doing significant market research locally the market rate in this area ranges from Rs.1,50,000/- to Rs. 2,00,000/- per Bigha (1 bigha=900 sq. yds.)						
NA	NA						
NA	NA						
8.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the particular floor & building before allotting the Valuation case to the Valuer company.						



R.K ASSOCIATES IMPORTANT NOTES:



1. Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, and internet postings. No written record is generally available for such market information.
2. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.
3. Valuation is done for the property identified to us by the owner/ owner representative. Method by which identification of the property is done is also mentioned in the report clearly. 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.
4. Legal aspects are not considered in this report. It is taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
5. 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 factors/ basis considered during the course of assessment before reaching to any conclusion.
6. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
7. **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

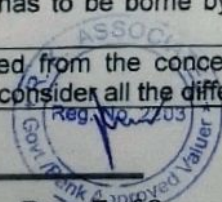
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

9.	Declaration	i. The property was inspected by our authorized surveyor on 5 October 2017 by JE Deepak Joshi in the presence of the owner's representative. ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, Main Branch, Mussorie v. We have submitted Valuation report directly to the Bank.	
10.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
11.	M/s R.K. Associates Valuers & Techno-Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
12.	Enclosed Documents	1. Valuer's Remark - Page No.06 2. Google Map – Page No.08 3. Photographs – Pages 1 4. Copy of Circle Rate – Pages 1 5. Survey Summary Sheet – Pages 02 6. Copy of relevant papers from the property documents referred in the Valuation – Pages 2	
13.	Number of Pages in the Report	Without Enclosures	05
		With Enclosures	07
14.	Engineering Team worked on the report	SURVEYED BY: JE Deepak Joshi PREPARED BY: AE Rishabh Khare REVIEWED BY: HOD Valuations	
			

ENCLOSURE: 1 – VALUER’S REMARKS

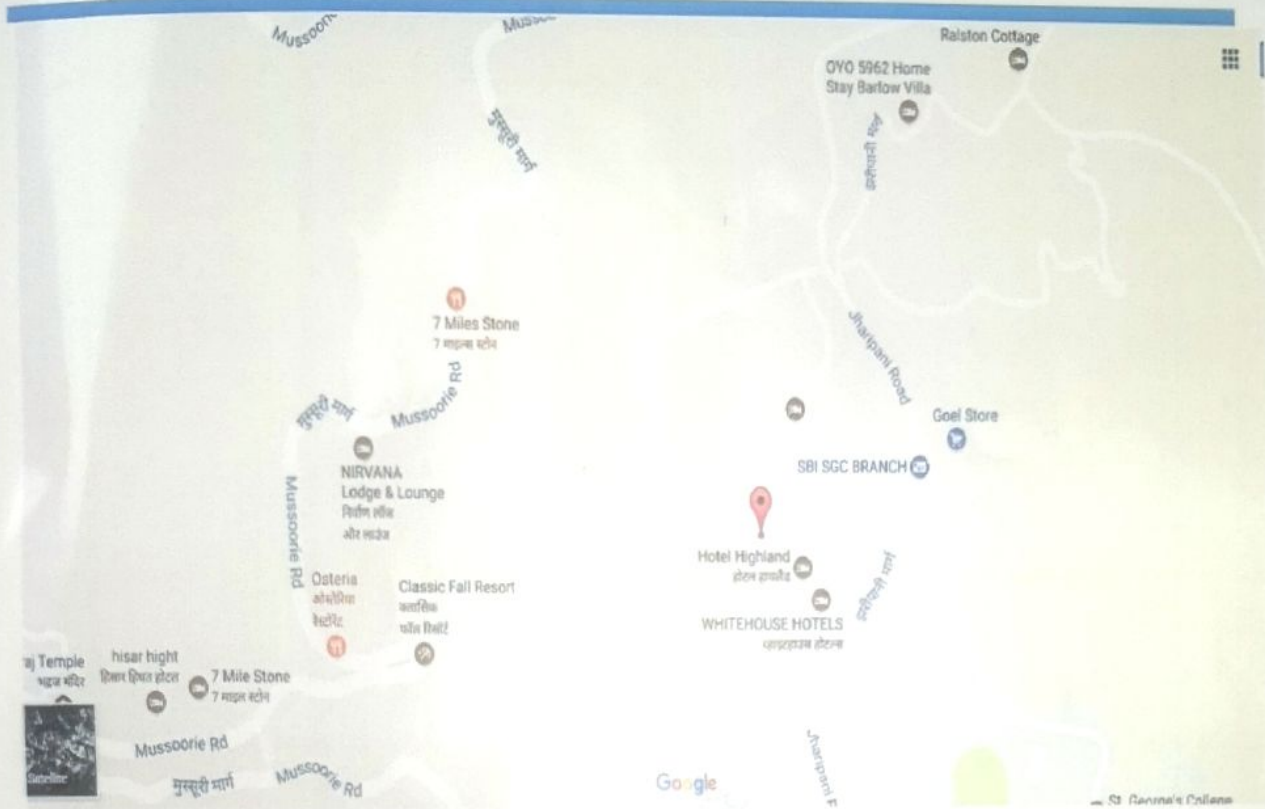
1. **Fair Market Value** suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2. **Realizable Value** is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3. **Forced/ Distress Sale Value** is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4. Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5. Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6. No employee or member of R.K Associates has any direct/ indirect interest in the property.
7. Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8. 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.
9. This report is having limited scope as per its fields 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 value should be considered only if transaction is happened as free market transaction.
10. The condition assessment and the estimation of residual economic life of the structure is 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.
11. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12. This 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 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. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13. Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14. Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report.
15. 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.
16. This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
17. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different



	associated relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However 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.
19.	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.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	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.
23.	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.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-

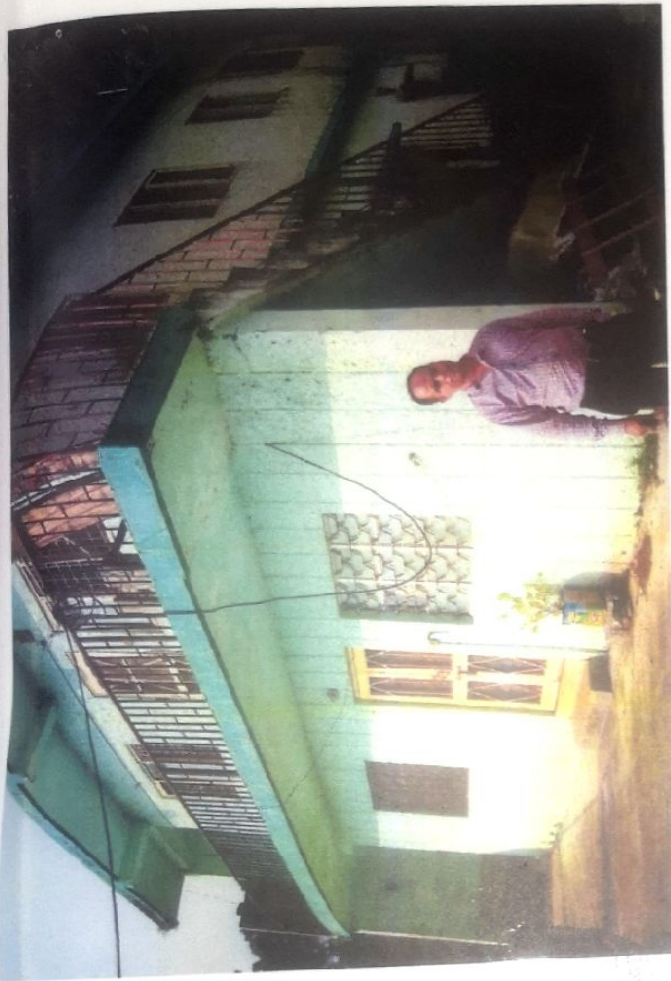


ENCLOSURE: 2 – GOOGLE MAP LOCATION



Handwritten purple text: "10/10/2018" and "Ramesh Lal" with a circular stamp.





ASSOCIATES
g. Nones
Approved Valuer

