

REPORT FORMAT: V-L1 (Basic) | Version: 8.0_2019

FILE NO. VIS(2023-24)-PL399-329-528

DATED:06/10/2023

VALUATION ASSESSMENT

OF

AGRICULTURAL LAND

SITUATED AT

KHEWAT NO. 67, 68, 69 & 113, KHATONI NO. 76, 77, 78 & 123, MAJRA GURDAS,
TEHSIL & DISTRICT RIWARI, HARYANA

OWNER/S

MR. SAURABH RAO S/O LATE MR. SURENDRA SINGH RAO

REPORT PREPARED FOR

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic PRIVATE CLIENT - MR. SAURABH RAO S/O LATE MR. SURENDRA SINGH RAO

- Agency for Specialized Account Monitoring (ASM)

***Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @*

- Project Techno-Financial Advisors *valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

- Chartered Engineers

Valuation TOR is available at www.rkassociates.org for reference.

- Industry/ Trade Rehabilitation Consultants

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.

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

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Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**KHEWAT NO. 67, 68, 69 & 113, KHATONI NO. 76, 77, 78 & 123, MAJRA GURDAS,
TEHSIL & DISTRICT RIWARI, HARYANA**



VALUATION ASSESSMENT AS PER RKA FORMAT

| | |
|-------------------------------------|---|
| Name & Address of client | Mr. Saurabh Rao S/o Late Mr. Surendra Singh Rao |
| Name of Customer (s)/ Borrower Unit | Not Applicable |

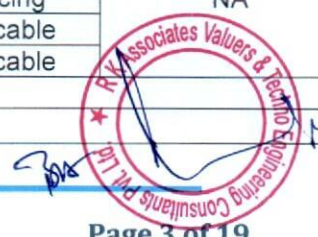
| | | | | | |
|-----------|--|--|--------------------------------|-------------------|-----------------------------|
| 1. | Customer Details | | | | |
| i. | Name of the Owner | Mr. Saurabh Rao S/o Late Mr. Surendra Singh Rao | | | |
| ii. | Application No. | NA | | | |
| 2. | Property Details | | | | |
| i. | Address | Khewat No. 67, 68, 69 & 113, Khatoni No. 76, 77, 78 & 123, Majra Gurdas, Tehsil & District Riwari, Haryana | | | |
| ii. | Nearby Landmark | Near- Heritage Haveli | | | |
| iii. | Google Map | Enclosed with the Report | | | |
| | | Coordinates or URL: 28°10'19.1"N 76°39'40.8"E | | | |
| iv. | Independent access to the property | Cannot comment since this land parcel under valuation is undivided 1/5 inherited portion of a larger ancestral family-owned land parcel and this owner's actual share is not demarcated on the ground. | | | |
| v. | Type of ownership | Single ownership | | | |
| vi. | Constitution of the Property | Free Hold | | | |
| vii. | Is the property merged or colluded with any other property | Yes, the land parcel under valuation is merged with surrounding land parcels belonging to other owners at the site since the land parcel under valuation is not demarcated at the site. | | | |
| | | Comments: The subject land is an agricultural land with no demarcation at the site | | | |
| 3. | Document Details | Status | Name of Approving Auth. | | Approval No. |
| i. | Layout Plan | Not Applicable | --- | | --- |
| ii. | Building plan | Not Applicable | --- | | --- |
| iii. | Construction Permission | Not Applicable | --- | | --- |
| iv. | Legal Documents | No documents available | NA | NA | NA |
| 4. | Physical Details of the Property | | | | |
| | | Directions | As per Sale Deed/TIR | | Actual found at Site |
| i. | Adjoining Properties | North | NA | Agricultural Land | |
| | | South | NA | Agricultural Land | |
| | | East | NA | Agricultural Land | |
| | | West | NA | Road | |
| ii. | Are Boundaries matched | Cannot comment since the subject land is agricultural land with no demarcation and we also do not have any legal document in which the boundaries of the land parcel under valuation are specified | | | |
| iii. | Plot demarcation | Not Demarcated at the site | | | |
| iv. | Approved land Use | Agricultural as per nearby activity seen on the site | | | |
| v. | Type of Property | Agricultural Land as informed to us by the owner. | | | |
| vi. | No. of bed rooms | Living/ Dining area | Toilets | Kitchen | Other rooms |
| | NA | NA | NA | NA | NA |
| vii. | Total no. of floors of the property | NA since Vacant Plot | | | |
| viii. | Floor on which the property is located | NA since vacant plot | | | |
| ix. | Approx. age of the property | NA since vacant plot | | | |
| x. | Residual age of the property | NA since vacant plot | | | |
| xi. | Type of structure | NA since vacant plot | | | |
| xii. | Condition of the Structure | NA since vacant plot | | | |
| xiii. | Finishing of the building | NA since vacant plot | | | |
| 5. | Tenure/ Occupancy/ Possession Details | | | | |
| i. | Property presently possessed/ occupied by | Vacant undivided portion presumably in the possession of legal owner. | | | |
| ii. | Status of Tenure | NA | | | |
| iii. | No. of years of occupancy | NA | | | |



| | | |
|-----|---|---|
| iv. | Relationship of tenant or owner | NA |
| 6. | Stage of Construction | NA since vacant plot |
| | If under construction then extent of completion | NA |
| 7. | Violation in the property | |
| | i. Violation if any observed | iii. Any other negativity, defect or drawback in the property |
| | Not applicable | No |

| | | | |
|-----|---|---|---|
| 8. | AREA DETAILS OF THE PROPERTY | | |
| i. | Land area (as per documents/ site survey, whichever is less) (Not considered since this is a Built-up Dwelling Unit Valuation) | | |
| | Area as per information provided by the owner to us 15.79 kanal (1.9738 Acres) | Area as per site survey NA | Area considered for Valuation 15.79 kanal (1.9738 Acres) |
| | Area adopted on the basis of Remarks & Observations | As per the information provided by the owner to us Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon. | |
| ii. | Constructed Built-up Area (As per IS 3861-1966) | | |
| | Area as per documents NA | Area as per site survey NA | Area considered for Valuation NA |
| | Area adopted on the basis of Remarks & Observations | NA Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. | |

| | | | | | |
|------|-----------------------------------|--|--------------------------|----------------------------------|---|
| 9. | VALUATION ASSESSMENT | | | | |
| A. | ASSESSMENT FACTORS | | | | |
| i. | Valuation Type | Vacant Land Value | | Agricultural Land Value | |
| ii. | Scope of the Valuation | Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative. | | | |
| iii. | Property Use factor | Current Use | | Highest & Best Use | |
| | | Agricultural | | Agricultural | |
| iv. | Legality Aspect Factor | Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate. | | | |
| v. | Land Physical factors | Shape | Size | Level | Frontage to depth ratio |
| | | Cannot comment since there is no demarcation of the land parcel at the site | Medium | On Road Level | Cannot comment since the land parcel was not demarcated at the site |
| vi. | Property location category factor | City Categorization | Locality Categorization | Property location classification | Floor Level |
| | | Village | Average | Road Facing | NA |
| | | Rural | Within good village area | Not Applicable | |
| | | Property Facing | West Facing | Not Applicable | |
| vii. | Any New Development in | None | ---- | | |



| | | |
|-------|--|--|
| | surrounding area | |
| viii. | Any specific advantage/ drawback in the property | None |
| ix. | Property overall usability Factor | Good |
| x. | Comment on Property Saleability Outlook | Easily sellable |
| xi. | Comment on Demand & Supply in the Market | Good demand of such properties in the market |
| xii. | Any other aspect which has relevance on the value or marketability of the property | <p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the 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 while financing.</p> |
| xiii. | Sale transaction method assumed | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. |
| xiv. | Best Sale procedure to realize maximum Value | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. |
| xv. | Methodology/ Basis of Valuation | <p>Govt. Guideline Value: Collector rates of Haryana</p> <p>Market Value: Market Comparable Sales approach</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that</i></p> |

came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.

Fair Market Value[#] suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value^{*} is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40%

less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

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

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

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

The **Value** is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

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

| | | | | |
|------|--|----|-------------------------------------|---|
| xvi. | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information) | 1. | Name: | Ramchandra Yadav (B & L real estate) |
| | | | Contact No.: | +91-07082896865 |
| | | | Nature of reference: | Property consultant |
| | | | Size of the Property: | Did not mentioned |
| | | | Location: | Majra Gurdas, Rewari |
| | | | Rates/ Price informed: | Rs.2 Cr. per acre |
| | | | Any other details/ Discussion held: | As per the discussion held with the property dealer agricultural land rate away from main road in Majra Gurdas, Rewari, Haryana is ~Rs.2 Cr. per acre since as per new zoning regulation this area comes under residential zone. On main road, this land rate may reach upto Rs.4 Cr. per acre. |
| | | 2. | Name: | Sandeep Yadav |
| | | | Contact No.: | Property dealer |
| | | | Nature of reference: | --Property Consultant |
| | | | Size of the Property: | 1 acres |
| | | | Location: | Majra Gurdas, Rewari |
| | | | Rates/ Price informed: | Rs.1.8 Cr. to Rs.2 Cr. per acre |
| | | | Any other details/ Discussion held: | As per the discussion with the property dealer agricultural land rate in this subject location as per the latest transaction would be Rs.1.8 Cr. to Rs.2 Cr. per acre. |

NOTE: The given information above can be independently verified to know its authenticity.

| | | |
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| xvii. | Adopted Rates Justification | As per our enquiries with nearby people and local inhabitants, we came to know that market rate of agricultural land at the subject location varies between Rs.1,80,00,000/- to Rs.2,30,00,000/- per acre depending upon size, frontage, shape & distance from NH. We are adopting of Rs.1,90,00,000/- per acre for agricultural land rate in this assignment. |
|-------|-----------------------------|---|

Since this property has no relevant and approved ownership document and no demarcation has been done for this particular property 20% discount has been applied to adopted rate.
After accounting all the factors like size & location, we are of the view that a market rate of **Rs.1,52,00,000/- per acre** seems very reasonable for subject agricultural land.

| B. | | VALUATION CALCULATION | | |
|------|---|--|--|--|
| a. | | GUIDELINE/ CIRCLE VALUE | | |
| i. | Land Value | Total Land Area considered as per documents/ site survey (whichever is less) | Prevailing Rates Range | Rates adopted (considering all characteristics & assessment factors of the property) |
| | | 15.79 Kanal (1.9738 Acres) | Rs.72,00,000/- per acre | Rs.72,00,000/- per acre |
| | Total Land Value (a) | 1.9738 acres X Rs. 72,00,000/- per acres | | |
| | Rs.1,42,11,360/- | | | |
| ii. | Construction Depreciated Replacement Value | Only Vacant Land, no construction is done | | |
| | | Structure Type | Construction category | Age Factor |
| | | Vacant Land/ Plot | Vacant Plot/ Land | Only vacant land, no construction done. |
| | | Rate range | Rate adopted | Plinth Area |
| | NA | NA | NA | |
| | Total Construction Estimated Depreciated Replacement Value (b) | NA | | |
| iii. | TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b) | | Rs.1,42,11,360/- | |
| | | | | |
| b. | | INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE | | |
| i. | Land Value | Total Land Area considered as per documents/ site survey (whichever is less) | Prevailing Rates Range | Rate adopted (considering all characteristics & assessment factors of the property) |
| | | 15.79 kanal (1.9738 Acres) | Rs.1,80,00,000/- to Rs.2,00,00,000/- per acres | Rs.1,52,00,000/- per acres |
| | Total Land Value (a) | 1.9738 acres X Rs.1,52,00,000/- per acres | | |
| | | Rs.3,00,01,760/- | | |
| ii. | Construction Depreciated Replacement Value | Built-Up unit value | | |
| | | Structure Type | Construction category | Structure Condition |
| | | Vacant Land/ Plot | Vacant Plot/ Land | Vacant Plot/Land |
| | | Age Factor | | Covered Area |
| | | Only vacant land, no construction done. | | NA |
| | | Rate range | | Rate adopted |
| | | NA | | NA |
| | Total Construction Depreciated Replacement Value Value (b) | NA | | |
| iii. | Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost) | | NA | |
| iv. | Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary | | NA | |



| | | |
|-------|---|--|
| | <i>fittings)</i> | |
| v. | Add extra for services(e) (water, electricity, sewerage, main gate, boundary, lift, etc.) | NA |
| vi. | TOTAL VALUE: (a+b+c+d+e) | Rs.3,00,01,760/- |
| vii. | Additional Premium if any | -- |
| | Details/ Justification | -- |
| viii. | Deductions charged if any | -- |
| | Details/ Justification | -- |
| ix. | TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE*: (vi+vii+viii) | Rs.3,00,01,760/- |
| x. | ROUND OFF | Rs.3,00,00,000/- |
| xi. | IN WORDS | Rupees Three Crore Only |
| xii. | EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less) | Rs.2,55,00,000/- |
| xiii. | EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less) | Rs.2,25,00,000/- |
| xiv. | VALUE FOR THE INSURANCE PURPOSE | NA |
| xv. | Justification for more than 20% difference in Market & Circle Rate | 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 |
| xvi. | Concluding comments & Disclosures if any | <ol style="list-style-type: none"> 1. This Valuation is prepared on the request of Mr. Saurabh Rao. Who approached us to conduct the valuation of Agriculture land bearing Khewat No. 67, 68, 69 & 113, Khatoni No. 76, 77, 78 & 123, Marjra Gurdas, Tehsil & District Riwar, Haryana 2. As explained by the owner/ representative this land is an undivided, unpartitioned family ancestral land in which Mr. Saurabh Rao is having 1/5 share. No sale deed is available for this land since this is an ancestral land. However in land mutation documents Mr. Saurabh Rao name is appearing which has got 1/5th share in the whole land parcel. 3. Khewat No. 67, 68, 69 & 113, Khatoni No. 76, 77, 78 & 123 has a total land area of 9.869 acres approximately out of which Mr. Saurabh Rao holds 1/5th share in it which makes him the owner of approx. 1.9738 acres land. 4. As per the owner's written statement there is no dispute between the co-owners/ family members having share in this larger land or with any other party and the share owned by Mr. Saurabh Rao can be realized anytime without difficulty. As per the owner this land is free from any legal and financial encumbrance and is a free marketable land. This valuation is prepared based on the assumption that owner has given the correct information. 5. The ownership in the valuation report is referred only based on the documents produced to us and based on the owner's and its representative's statements. Interested organization using this report shall seek the latest Title Investigation Report in respect to the clear Title of the property before using the estimated valuation indicated in this report for any purpose. In case of any fault in ownership or title, this report shall become null and void. 6. As per the documents produced to us and shown & the land identified on the site by the owner's representative, this land is merged with other contiguous land parcels with no boundaries on it. Currently agriculture activity is going on the said land. The said land is around 3 km away from the main road. The identification and whereabouts of the land is provided to us by the owner who visited the site along with our surveyor and based on the rough sketch of the cizra map produced to us all of which has been relied upon by us in good faith. This valuation is done for whatever land has been shown to us at the site by the owner's representative. It couldn't be independently verified by our surveyor at the site. 7. The identification of agriculture land can't be verified independently due to nature of the land therefore interested organization or lenders using the report |



| | |
|--|---|
| | <p>shall take business decision at their own risk or get the land identification verified by the concerned Govt. department before taking any business decision</p> <p>8. This report is only for the valuation computation for the agriculture land shown to us by owner and based on the documents produced to us. Both identification and title of this land can't be independently verified and we do not hold any responsibility for both of these points since these are out of scope of this valuation report and have not been covered under the scope of work. Interested organization or lender should use this report at their own risk in respect to identification of land and title of the property.</p> <p>9. In case of any fault in title and its identification as what is informed to us by the owner, this report shall become null and void.</p> <p>10. This land is not appropriate to mortgage since SARFAESI Act will not be applicable on it since it is an agricultural land.</p> <p>11. 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.</p> <p>12. 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.</p> <p>13. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>14. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p> |
|--|---|

| 10. | ASSUMPTIONS REMARKS LIMITING CONDITIONS |
|------|--|
| i. | Qualification in TIR/Mitigation Suggested, if any: Cannot comment since copy of TIR has not been provided to us |
| ii. | Is property SARFAESI compliant: No, since agricultural lands are outside the purview of the SARFAESI Act. |
| iii. | Whether property belongs to social infrastructure like hospital, school, old age home etc.: No, as per information provided to us by the owner. |
| iv. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: No information available to us |
| v. | Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found. |
| 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. |
| | <p>a. 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.</p> <p>b. 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.</p> <p>c. 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.</p> |



| 11. DECLARATION | | | | |
|-----------------|---|--|---|---|
| | i. The property was inspected by our authorized surveyor on 24 September 2023 by name JE Sachin Pandey in the presence of owner's representative. ii. The undersigned does not have any direct/indirect interest in the above property. iii. We have submitted Valuation report directly to the Bank. iv. This valuation report is carried out by our Engineering team on the request from Private Client: Mr. Saurabh Rao. | | | |
| 12. | Name & Address of Valuer company | M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092 | | |
| 13. | Enclosed Documents | S.No. | Documents | No. of Pages |
| | | i. | General Details | 12-13 |
| | | ii. | Google Map | 14 |
| | | iii. | Photographs | 15 |
| | | iv. | Copy of Circle Rate | 16 |
| | | v. | Valuer's Remark | 19-20 |
| | | vi. | Copy of relevant papers from the property documents referred in the Valuation | 17-18 |
| 14. | Total Number of Pages in the Report with Enclosures | 20 | | |
| 15. | Engineering Team worked on the report | SURVEYED BY: Sachin Pandey | | |
| | | PREPARED BY: Babul Akhtar Gazi | |  |
| | | REVIEWED BY: Anil Kumar | |  |

R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors 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.

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.

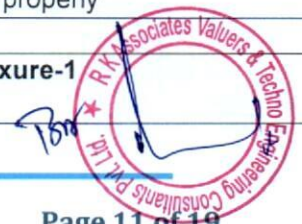
IF REPORT IS USED FOR BANK/ FIs

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.

GENERAL DETAILS – ANNEXURE-II

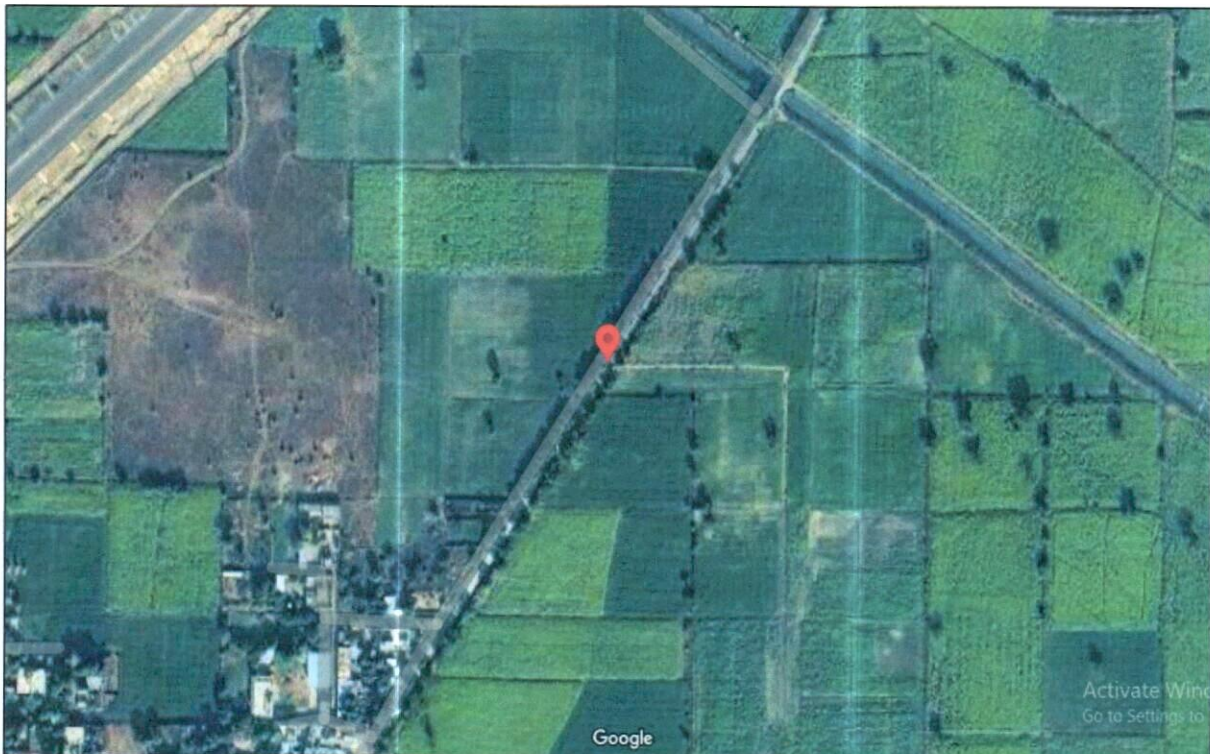
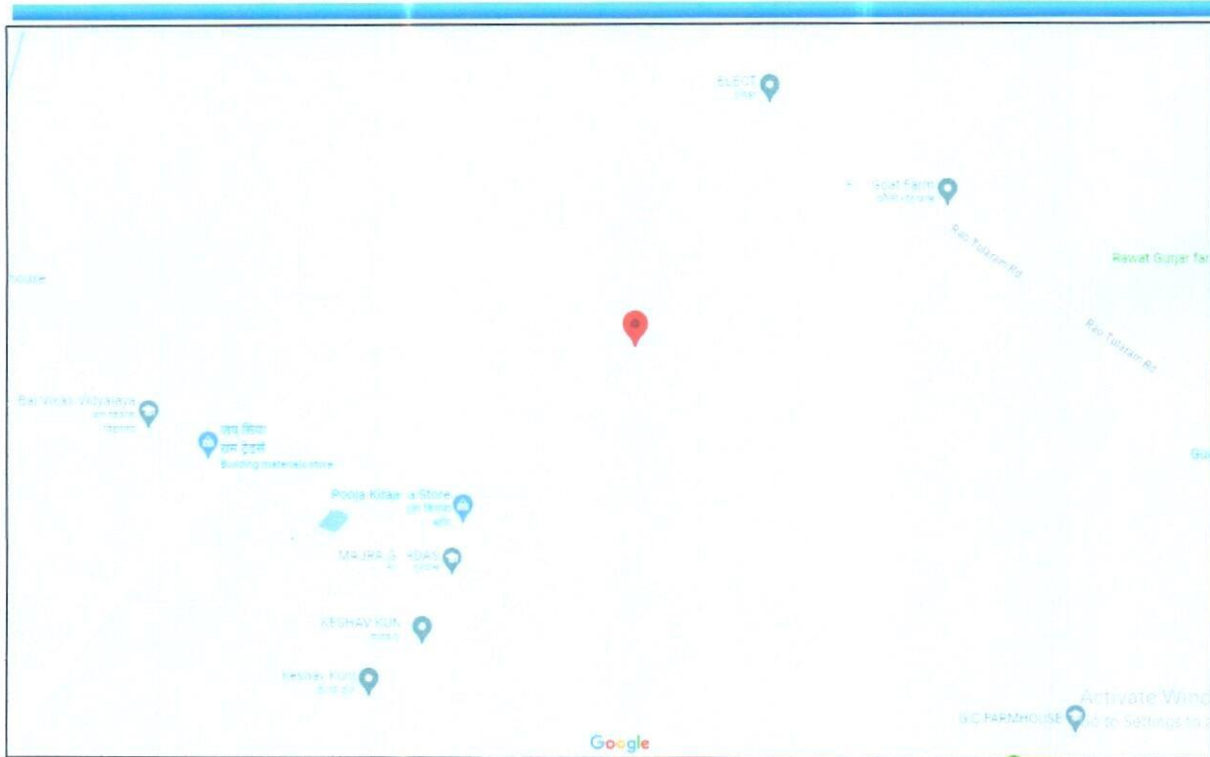
| | | | | |
|-----|--|---|-----------------------------|--------------------------------|
| 1. | Report prepared for | Individual customer | | |
| 2. | Name & Address of the Client | Mr. Saurabh Rao S/o Late Mr. Surendra Singh Rao | | |
| 3. | Name of Borrower | Not Applicable | | |
| 4. | Credit Analyst | Not Applicable | | |
| 5. | Type of Loan | NA | | |
| 6. | Report Format | V-L1 (Basic) Version: 8.0_2019 | | |
| 7. | Date of Valuation | 5 October 2023 | | |
| 8. | Date of Survey | 24 September 2023 | | |
| 9. | Type of the Property | Agricultural Land | | |
| 10. | Type of Survey | Only photographs taken (No sample measurement verification), | | |
| 11. | Type of Valuation | Agricultural Land value | | |
| 12. | Report Type | Plain Asset Valuation | | |
| 13. | Surveyed in presence of | Owner details | Name: | Mr. Saurabh Rao |
| | | | Mob. No.: | +91-9993761632 |
| 14. | Purpose of Valuation | For general value assessment | | |
| 15. | Scope of the Report | Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative | | |
| 16. | Important Disclosures | <ul style="list-style-type: none"> a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services. | | |
| 17. | Documents provided for perusal | Documents Requested | Documents Provided | Documents Reference No. |
| | | Total documents requested. | Total 0 documents provided. | 00 |
| | | Property Title document | NA | --- |
| | | Copy of TIR | NA | --- |
| | | Cizra Map | NA | --- |
| | | NA | NA | --- |
| | | NA | NA | --- |
| 18. | Documents received from | NA | | |
| 19. | Identification of the property (Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents). | <input type="checkbox"/> Cross checked from the boundaries of the property or address mentioned in the deed <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner/ owner's 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 | | |
| 20. | Enclosures | I. Valuation Report as per RKA Format Annexure-1 II. R.K Associates Important Notes | | |



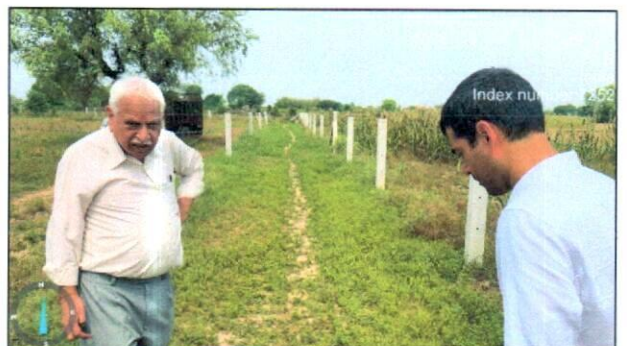
| | | |
|--|--|---|
| | | <p>III. Google Map</p> <p>IV. Photographs</p> <p>V. Copy of Circle Rate</p> <p>VI. Survey Summary Sheet</p> <p>VII. Valuer's Remark.</p> <p>VIII. Copy of relevant papers from the property documents referred in the Valuation</p> |
|--|--|---|




ENCLOSURE: IV – GOOGLE MAP LOCATION



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE



Jamabandi
An Official Web site to get
Haryana Land Record Documents

[Home](#)
[Jamabandi](#)
[Property Registration](#)
[All Section](#)
[Knowledge Base](#)

Collector Rate

District

Tehsil

Period

Village

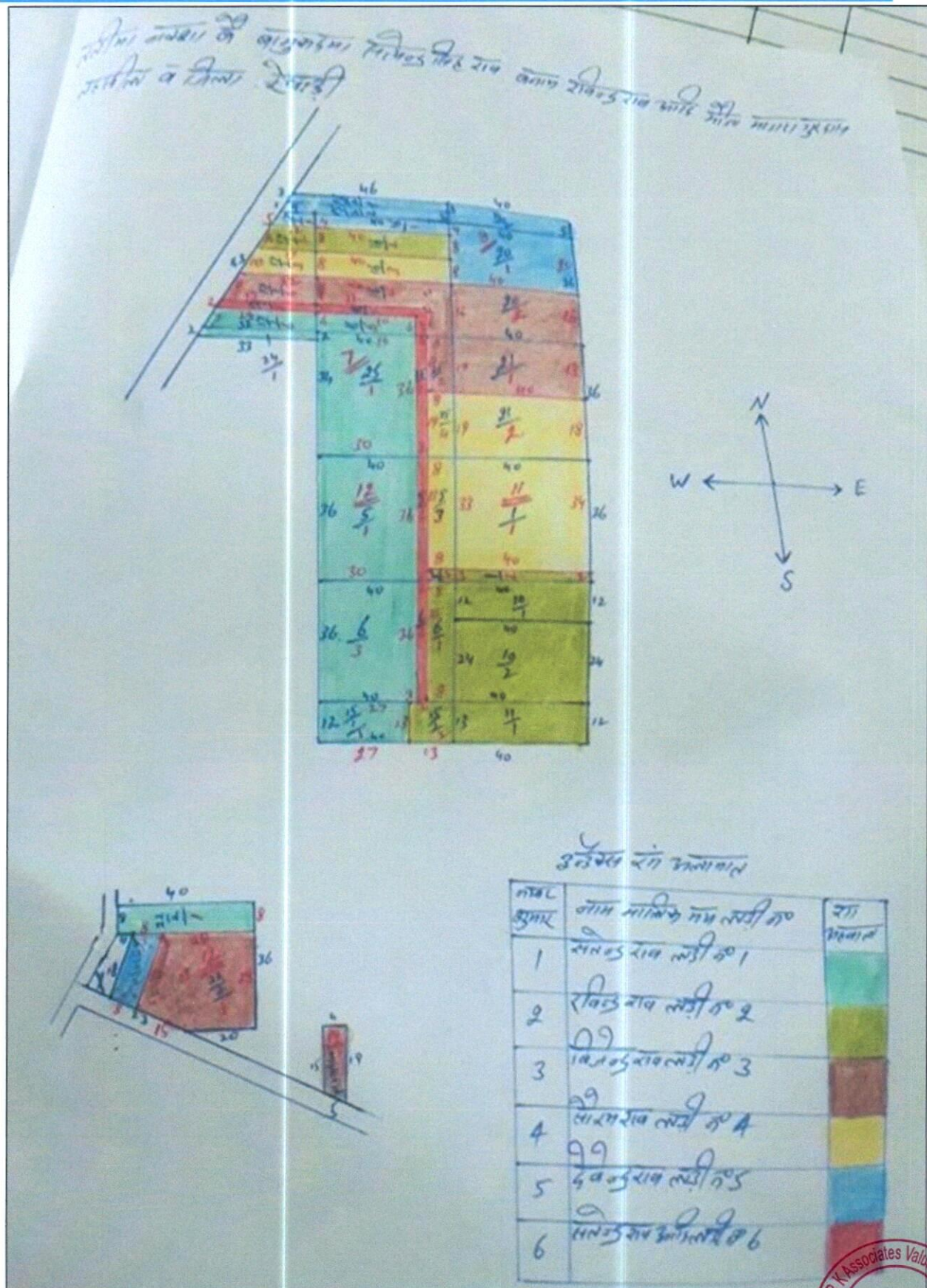
Submit

Total Records 6

| Segment Name | Property Name | Property Sub Type | Rate(In Rs.) | Units | Rate(In Rs.) | Units |
|---|---------------|-------------------|--------------|----------|--------------|-----------|
| MAJRA GURDAS | कुपि | बाही | 6000000 | एकड़ | 14825.797 | हेक्टेयर |
| MAJRA GURDAS | निवासीय | निवासीय | 5800 | वर्ग गज | 6905 | वर्ग मीटर |
| STATE HIGHWAY MAJOR DISTT ROAD LINK ROAD | कुपि | बाही | 7200000 | एकड़ | 17790956 | हेक्टेयर |
| Residential Plots in Licensed Colonies on Other than Garhi Bolni Road | निवासीय | निवासीय | 18000 | वर्ग गज | 21429 | वर्ग मीटर |
| Commercial Plots in Licensed Colonies on Other than Garhi Bolni Road | उपवसायिक | उपवसायिक | 45000 | वर्ग गज | 53571 | वर्ग मीटर |
| Residential Flats Floors in HUDA Licensed Colonies | निवासीय | निवासीय | 2500 | वर्ग फुट | | |



ENCLOSURE: VII – EXTRACT OF IMPORTANT DOCUMENTS



ENCLOSURE: VIII – 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.. |
| 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 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. |
| 19. | 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. |
| 20. | 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. |
| 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. |

