

REPORT FORMAT: V-L2 (Immovable Property - PNB) | Version: 12.0_Nov.2022

CASE NO.: VIS (2023-24)-PL624-528-844

Dated: 12.01.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL HOUSE (PLOTTED DEVELOPMENT)

SITUATED AT

KHASRA NO. 110, MAUZA- DUDHLI, TEHSIL DOIWALA, PARGANA-
PARWADOON, DEHRADUN

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, TILAK ROAD, DEHRADUN

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Auditing (ASAM)
- Project Turn Key Financial Advice
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

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

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

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
KHASRA NO. 110, MAUZA- DUDHLI, TEHSIL DOIWALA, PARGANA
PARWADOON, DEHRADUN



PART B

PNB FORMAT OF OPINION REPORT ON VALUATION

Name & Address of the Branch	Punjab National Bank, Tilak Road, Dehradun
Name of Customer (s)/ Borrower Unit	Mrs. Rekha Kothari
Work Order No. & Date	Dated 10 th January, 2024

S. NO.	CONTENTS	DESCRIPTION						
I.	INTRODUCTION							
1.	Name of Valuer	R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.						
2.	a. Date of Inspection of the Property	10 January 2024						
	b. Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Gopal Kothari</td><td>Representative</td><td>+91-9756504627</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Gopal Kothari	Representative	+91-9756504627
Name	Relationship with Owner	Contact Number						
Mr. Gopal Kothari	Representative	+91-9756504627						
	c. Title Deed Number and Date	Deed no. 6370						
	d. Date of Valuation Report	12 January 2024						
3.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose						
4.	Name of the Property Owner (Details of share of each owner in case of joint and Co-ownership)	Mrs. Rekha Kothari w/o. Mr. Gopal Kothari (as per copy of documents provided to us)						
5.	Name & Address of the Branch	Punjab National Bank, Tilak Road, Dehradun						
6.	Name of the Developer of the Property (in case of developer built properties)	Owner Themselves						
	Type of Developer	Property built by owner's themselves						
7.	Property presently occupied/ possessed by (owner / tenant/ etc.)?	Owner						
	If occupied by tenant, since how long?	NA						
II.	PHYSICAL CHARACTERISTICS OF THE ASSET							
	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION							
	<p>This opinion on Valuation report is prepared for the residential property situated at the aforesaid address. As per the copy of sale deed the subject property is purchased via sale deed having land area of 76.27 sq. yds. / 63.77 sq. mtr. in which the 10.05 sq. mtr area comes under the road widening hence we are considering the net. plot area which is 53.68 sq. mtr. for the purpose of the valuation assessment.</p> <p>As per the sanctioned plan provided by the Client/Bank, the property comprised of G+2 floor structure with total covered area of GF as 30.37 sq. mtr. , Stairs as 4.27 sq. mtr. , FF as 26.1 sq. mtr. and SF 26.1 sq. mtr., total covered 82.57 sq. mtr. But during site survey it was observed that owner has built a lower ground floor 570 sq. ft. , + Ground Floor 570 sq. ft. And 1st Floor 570 sq. ft. Since the construction is not as per the approved plan, therefore, we have considered total built up area as per the approved plan.</p> <p>The subject property is residential land & building located adjacent to Doiwala road. All the basic and civic amenities are available within the close proximity of the subject property.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the</p>							

VALUATION ASSESSMENT

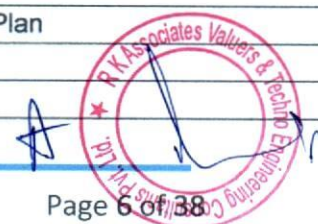
MRS. REKHA KOTHARI

		for residential purpose	
11.	Details of the roads abutting the property		
	Main Road Name & Width	Doiwala Road	Approx. 25 ft. wide
	Front Road Name & width	Doiwala Road	Approx. 25 ft. wide
	Type of Approach Road	Bituminous Road	
	Distance from the Main Road	Road abutting Property	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No such details came to our knowledge as per general review of this information on public domain as much as practically possible for us to find it.	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	No such information available as per documents provided to us.	
14.	Boundaries schedule of the Property		
	Are Boundaries Matched	Yes from the available documents	
	DIRECTIONS	AS PER SALE DEED/TIR (A)	ACTUAL FOUND AT SITE (B)
	North	Road	Road
	South	Property of Subhash Rawat	Property of Subhash Rawat
	East	Property of others	Property of others
	West	Property of Subhash Rawat	Property of Subhash Rawat
	Extent of the site considered for valuation	64.2 sq. yds. / 53.68 sq. mtr.	
15.	Description of adjoining property	Residential	
	Property Facing	North Facing	
	North	---	---
	South	---	---
	East	---	---
	West	---	---
16.	Survey No., If any	Khasra no. 110 (Taken from the copy of the documents provided to us. For verification about its correctness appropriate concerned Govt. authority can be contacted)	
17.	Type of Building (Residential/ Commercial/ Industrial)	Residential.	Residential colony
18.	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details, full details of specifications to be appended along with building plans and elevations	Please refer to clause 'x' Engineering and Technology Aspects section.	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Covered Area	654 sq. ft.
20.	Any other aspect	Valuation is done for the property 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. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	
	a. List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided
		Total 04 documents	Total 01 documents
			Documents Reference No.
			Total 01 documents

VALUATION ASSESSMENT

MRS. REKHA KOTHARI

	<i>as provided. Authenticity to be ascertained by legal practitioner)</i>	requested.	provided	provided
		Property Title document	Sale deed	Dated: 25/05/2023
		Copy of TIR	Copy of TIR	Dated: 08/01/2024
		Approved Map	Approved Map	Dated: 14/08/2023
		Change of Land Use	None	---
b. Documents provided by	Bank			
	Name	Relationship with Owner	Contact Number	
	Ms. Swati Poddar	Banker	+91-9771489787	
c. Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative. <input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input 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			
	d. Type of Survey conducted			
	Full survey (inside-out with approximate measurements & photographs).			
	e. Is property clearly demarcated by permanent/ temporary boundary on site			
	Yes demarcated properly			
	f. Independent access/ approach to the property			
	Clear independent access is available			
g. Is the property merged or colluded with any other property	No. It is an independent single bounded property			
	Comments: NA			
III. TOWN PLANNING/ ZONING PARAMETERS				
1.	Master Plan provisions related to property in terms of Land use		Residential House (Plotted development)	
	Master Plan Currently in Force		NA	
	Any conversion of land use done		Not Applicable	
	Current activity done in the property		Residential purpose	
	Is property usage as per applicable zoning		No zoning regulations, since out of municipal limits.	
	Street Notification		Residential	
2.	Date of issue and validity of layout of approved map / plan		Dated: 14/08/2023	
3.	Approved map / plan issuing authority		DLDA	
4.	Whether genuineness or authenticity of approved map / plan is verified		No, not done at our end. It can be done by a legal practitioner or verification agencies which liaisons with the departments.	
5.	Any other comments by our empaneled valuers on authenticity of approved plan		No	
6.	Planning area/zone		NA	
7.	Developmental controls/ Authority		MDDA	
8.	Zoning regulations		Area not notified under Master Plan	
9.	FAR/FSI		1.8	
10.	Ground coverage		60%	



VALUATION ASSESSMENT

MRS. REKHA KOTHARI

16	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	We couldn't verify this with certainty. Bank to verify this from their centralized system if any.	NA
17	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	DLDA	
	iii. Any violation from the approved Building Plan	Yes	Basement is constructed which is not approved/mentioned in sanctioned map.
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	
		<input type="checkbox"/> Not permitted alteration	
	v. Is this being regularized	No information provided	
18	Any other aspect	<p>This is just an opinion report on Valuation of the property confirmed to us by the owner/ owner representative to us on site. The copy of the documents/ information provided to us by the client has been relied upon in good faith.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents of the property from originals or from any Govt. deptt. have to be taken care by legal expert/ Advocate or verification of site location from any Govt. deptt. is not done at our end.</p>	
	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Property Tax	No relevant document provided.
		Water Tax	NA
		Electricity Bill	NA
	ii. Is property tax been paid for this property	No relevant document available.	
	iii. Property or Tax Id No., if any	---	
	iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	To be mortgaged	
	v. Property presently occupied/ possessed by	Owner	
*NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks			
V. ECONOMIC ASPECTS OF THE PROPERTY			
1.	Details of ground rent payable	NA	
2.	Details of monthly rents being received if any	NA	
3.	Taxes and other outgoing	NA	
4.	Property Insurance details	NA	
5.	Monthly maintenance charges payable	NA	
6.	Security charges if paid any	NA	
7.	Any other aspect	NA	
8.	i. Reasonable letting value/ Expected market monthly rental	--	
VI. SOCIO - CULTURAL ASPECTS OF THE PROPERTY			
1.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter	Urban Remote area	


 A


	settlements nearby, etc.				
VII.	FUNCTIONAL AND UTILITARIAN ASPECTS				
a.	Description of the functionality & utility of the property in terms of:				
	i.	Space allocation	Yes		
	ii.	Storage spaces	Yes		
	iii.	Utility of spaces provided within the building	Yes		
b.	Any other aspect				
	i.	Drainage arrangements	Yes		
	ii.	Water Treatment Plant	No		
	iii.	Power Supply arrangements	Permanent	Yes, Proposed	
			Auxiliary	No	
	iv.	HVAC system	No		
	v.	Security provisions	No		
	vi.	Lift/ Elevators	No		
	vii.	Compound wall/ Main Gate	No		
	viii.	Whether gated society	No		
	ix.	Car parking facilities	No		
	x.	Balconies	Yes		
	xi.	Internal development			
	Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements
	No		No	No	No
					Boundary Wall
					No
VIII.	INFRASTRUCTURE AVAILABILITY				
a.	Description of Aqua Infrastructure availability in terms of:				
	1.	Water Supply	Yes from municipal connection		
	2.	Sewerage/ sanitation system	Underground		
	3.	Storm water drainage	No		
b.	Description of other Physical Infrastructure facilities in terms of:				
	1.	Solid waste management	Yes, by the local Authority		
	2.	Electricity	Yes		
	3.	Road and Public Transport connectivity	Yes		
	4.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity		
c.	Social Infrastructure in the terms of				
	1.	Schools	Yes, available in close vicinity		
	2.	Medical Facilities	Yes, available in close vicinity		
	3.	Recreation facilities in terms of parks and open spaces	It is a developing area and recreational facilities are planned to be developed nearby		
IX.	MARKETABILITY ASPECTS OF THE PROPERTY				
	Location attribute of the subject property		Good	Good developing area	
1.	i.	Any New Development in surrounding area	No	---	
	ii.	Any negativity/ defect/ disadvantages in the property/ location	NA	---	
2.	Scarcity		Similar kind of properties are easily available on demand.		
3.	Demand and supply of the kind of the subject property in the locality		Good demand of such properties in the market.		
4.	Comparable Sale Prices in the locality		Please refer to Part D: Procedure of Valuation Assessment		
X.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY				



VALUATION ASSESSMENT

MRS. REKHA KOTHARI

1.	Type of construction	Structure	Slab	Walls
		Refer to the sheet attached.		
2.	Material & Technology used	Material Used	Technology used	
		Grade B Material	RCC	
3.	Specifications			
	i. Roof	Floors/ Blocks	Type of Roof	
		Refer to the sheet attached	RCC	
	ii. Floor height	Refer to the sheet attached		
	iii. Type of flooring	PCC, Under Construction		
	iv. Doors/ Windows	Under-Construction		
	v. Class of construction/ Appearance/ Condition of structures	Under-Construction		
	vi. Interior Finishing & Design	Under-Construction		
	vii. Exterior Finishing & Design	Under-Construction		
	viii. Interior decoration/ Special architectural or decorative feature	Under-Construction		
	ix. Class of electrical fittings	Under-Construction		
	x. Class of sanitary & water supply fittings	Under-Construction		
4.	Maintenance issues	Under-Construction		
5.	Age of building/ Year of construction	Under-Construction	---	
6.	Total life of the building	Approx. 60 Years		
7.	Extent of deterioration in the structure	Under construction		
8.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available		
9.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.		
10	Visible damage in the building if any	Under construction		
11	Common facilities viz. lift, water pump, lights, security systems, etc.,	Please refer to section "VII Functional and Utilitarian Aspects".		
12	System of air conditioning	No Aircondition installed		
13	Provision of firefighting	No firefighting system installed		
XI. ENVIRONMENTAL FACTORS				
1.	Use of environment friendly building materials, green building techniques if any	No		
2.	Provision of rainwater harvesting	No		
3.	Use of solar heating and lighting systems, etc.	No		
4.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present		
XII. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY				
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements,	Plain looking simple structure		


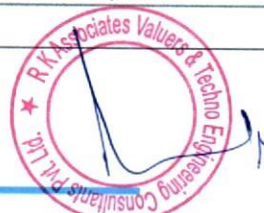




VALUATION ASSESSMENT

MRS. REKHA KOTHARI

	etc.	
XIII.	IN CASE OF VALUATION OF INDUSTRIAL PROPERTY	
1.	Proximity to residential areas	
2.	Availability of public transport facilities	<input checked="" type="checkbox"/> Road public transport, <input type="checkbox"/> Metro, <input type="checkbox"/> Airport, <input type="checkbox"/> Local Train
XIV.	VALUATION OF THE ASSET	
1.	Procedures adopted for arriving at the Valuation along with detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures	Please refer to the Part D: Procedure of Valuation Assessment of the report.
2.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Date of purchase of immovable property	25/05/2023
	ii. Purchase Price of immovable property	Rs.12,06,000/-
	iii. Book value of immovable property	NA
	iv. Indicative Prospective Estimated Fair Market Value	Rs.29,00,000/-
	v. Expected Estimated Realizable Value	Rs.24,65,000/-
	vi. Expected Forced/ Distress Sale Value	Rs.21,75,000/-
	vii. Guideline Value (value as per Circle Rates)	Rs.9,58,188/-
S NO.	ENCLOSED DOCUMENTS	ENCLOSURE NO. REMARKS
1.	Part – C: Area Description of the Property	Enclosure - I Enclosed with the report
2.	Part – D: Procedure for Valuation Assessment	Enclosure - II Enclosed with the report
3.	Declaration	Enclosure - III Enclosed with the report
4.	Model Code of Conduct for Valuers	Enclosure - IV Enclosed with the report
5.	Photograph of owner with the property in the background	Enclosure - V No one was available to show the property. Only property photographs are attached.
6.	Google Map Location	Enclosure - VI Google Map enclosed with coordinates
7.	Layout plan of the area in which the property is located	NA Enclosed with the report
8.	Building Plan	NA Enclosed with the report
9.	Floor Plan	NA Enclosed with the report
10.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	Refer below. Refer below.
	a. Enclosure Copy of Circle Rate	Enclosure - VII Enclosed with the report
	b. References on Price Trend of the similar related properties available on public domain	Enclosure - VIII Enclosed with the report
	c. Extracts of important property documents provided by the client	Enclosure - IX Enclosed with the report
	d. Valuer's Important Remarks	Enclosure - X Enclosed with the report
11.	Total Number of Pages in the Report with enclosures	38

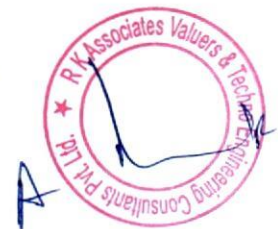
ENCLOSURE - I

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

1.	Land Area considered for Valuation	64.2 sq.yds (53.68 sq.mtr)	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both Land area of the property is 63.77 sq. mtr. / 76.27 sq. yds. as per the deed provided in which 10.05 sq. mtr. area comes under the road widening. Therefore, we have considered 53.68 sq. mtr. area. which is cross verified at the time of site visit and the same is considered for the valuation assessment.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	654 sq. ft.
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both All the measurement of G+1 has been taken as per the sanctioned map provided.	

Note:

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



ENCLOSURE - II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		10 January 2024	10 January 2024	12 January 2024	12 January 2024
ii.	Client	PNB, Tilak Road, Dehradun			
iii.	Intended User	PNB, Tilak Road, Dehradun			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative.		
		<input type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<input 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		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL HOUSE (PLOTTED DEVELOPMENT)
		Classification	Personal use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use	Considered for



VALUATION ASSESSMENT

MRS. REKHA KOTHARI

			(in consonance to surrounding use, zoning and statutory norms)	Valuation purpose
		Residential	Residential	Residential
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Middle Class (Ordinary)		
ix.	Property Physical Factors	Shape Irregular	Size Small	Layout Good Layout
x.	Property Location Category Factor	City Categorization Scale-B City	Locality Characteristics Good	Property location characteristics Good location within locality
		Urban developing	Normal	Road Facing
			Within urban developing zone	Not Applicable
		Property Facing North Facing		
xi.	Physical Infrastructure availability factors of the locality	Water Supply Yes from municipal connection	Sewerage/ sanitation system Underground	Electricity Yes
		Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity		Road and Public Transport connectivity Easily available
		Availability of communication facilities Major Telecommunication Service Provider & ISP connections are available		
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Remote area		
xiii.	Neighbourhood amenities	Good		
xiv.	Any New Development in surrounding area	None		
xv.	Any specific advantage in the property	---		
xvi.	Any specific drawback in the property	---		
xvii.	Property overall usability/ utility Factor	Good		
xviii.	Do property has any alternate use?	Yes, for any Residential/ Commercial purpose		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xx.	Is the property merged or colluded with any other	No, it is an independent singly bounded property		

(Signature)

(Circular Stamp: R.K. Associates Valuers & Technical Engineers)

rk REINFORCING YOUR BUSINESS[®]
ASSOCIATES
VALUERS & TECHNOENGINEERING CONSULTANTS (P) LTD.
9040 DUNDAS STREET EAST, SUITE 2000, MISSISSAUGA, ONTARIO L4X 1L3
TEL: 905.270.8765 FAX: 905.270.8766
WWW.RKASSOCIATES.COM

Page 15 of 38

	independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxix.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Abundantly available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: ---	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Valuation of the same asset/ property can fetch different values under different circumstances & situations. For e.g. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.	
		This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
		Adjustments (-/+): 0%	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 29,000 /- per sq. yds.	
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiv.	Basis of computation & working		
	<ul style="list-style-type: none">Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/		

demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

XXXV. ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.



- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. **SPECIAL ASSUMPTIONS**

None

xxxvii. **LIMITATIONS**

None

3. VALUATION OF LAND

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.17,000/- per sq.mtr	Rs.28,000/- to Rs. 35,000/- per sq.yds
b.	Rate adopted considering all characteristics of the property	Rs.17,850/- per sq.mtr (5% for 5 mtr. road)	Rs.29,000/- per sq.yds
c.	Total Land Area considered (documents vs. site survey whichever is less)	64.2 sq. yds. / 53.68 sq. mtr.	64.2 sq. yds. / 53.68 sq. mtr.
d.	Total Value of land (A)	53.68 sq. mtr. x Rs.17,850/- per sq.mtr Rs.9,58,188/-	7247.76 sq. yds. x Rs.29,000/- per sq.yds Rs.18,61,837/-

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

BUILDING VALUATION OF MRS. REKHA KOTHARI

SR. No.	Floor	Height (in Feet)	Type of Roof	Covered Area (in sq. ft)	Year of Valuation	Total Economical Life (In year)	Salvage value	Plinth Area Rate	Depreciated Replacement Market Value (INR)
1	Lower Ground Floor	10	RCC	327	2023	65	10%	₹ 1,100	₹ 3,59,593
2	Ground	10	RCC	327	2023	65	10%	₹ 1,100	₹ 3,59,593
3	First Floor	10	RCC	327	2023	65	10%	₹ 1,100	₹ 3,59,593
TOTAL				981					₹ 10,78,779

Remarks:

1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the measurement done at site only.
2. The valuation is done by considering the depreciated replacement cost approach.
3. We have taken the year of construction from information provided to us during the survey.



VALUATION ASSESSMENT

MRS. REKHA KOTHARI

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.9,58,188/-	Rs.18,61,837/-
2.	Total BUILDING & CIVIL WORKS (B)	---	Rs.10,78,779/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs.9,58,188/-	Rs.29,40,616/-
5.	Additional Premium if any Details/ Justification	---	---
6.	Deductions charged if any Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.29,40,616/-
8.	Rounded Off	---	Rs.29,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Twenty-Nine Lakh Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs.24,65,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.21,75,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property. b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/		

customer of which photographs is also attached with the report.

- d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

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

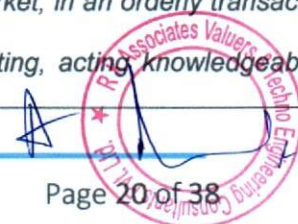
Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not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

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

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

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

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



Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

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

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

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

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

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

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

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value. Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

15. Enclosures with the Report:

- Enclosure III: Declaration
- Enclosure IV: Model code of conduct for valuers
- Enclosure V: Photographs of the property
- Enclosure VI: Google map location
- Enclosure VII: Copy of Circle rate
- Enclosure VIII: Referenced on price trend of the similar related properties available on public domain.
- Enclosure IX: Extracts of important property documents provided by the clients
- Enclosure X: Valuer's important remarks.



A

VALUATION ASSESSMENT

MRS. REKHA KOTHARI

IMPORTANT NOTES

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

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

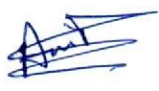

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this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

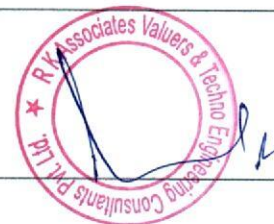
IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Amit Jaiswal	Anil Kumar
		



ENCLOSURE III: DECLARATION

- a The information furnished in our valuation report dated 12/1/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b We have no direct or indirect interest in the property valued.
- c Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 10/1/2024 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- h Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	This is a vacant land located at aforesaid address having total land area as Approx., 64.2 sq. yds. / 53.68 sq. mtr. as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.								
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.								
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Valuation Engineer: Er. Amit Jaiswal L1/ L2 Reviewer: Er. Anil Kumar								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table><tr><td>Date of Appointment:</td><td>10/1/2024</td></tr><tr><td>Date of Survey:</td><td>10/1/2024</td></tr><tr><td>Valuation Date:</td><td>12/1/2024</td></tr><tr><td>Date of Report:</td><td>12/1/2024</td></tr></table>	Date of Appointment:	10/1/2024	Date of Survey:	10/1/2024	Valuation Date:	12/1/2024	Date of Report:	12/1/2024
Date of Appointment:	10/1/2024									
Date of Survey:	10/1/2024									
Valuation Date:	12/1/2024									
Date of Report:	12/1/2024									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi on 10/1/2024. Property was shown and identified by Mr. Gopal Kothari (☎+91-9756504627)								
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.								
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from								

VALUATION ASSESSMENT

MRS. REKHA KOTHARI

		<p>the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset which owner/ owner representative/ client/ bank has shown/ identified to us on the site and as found on as-is-where basis unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part D & Part E Valuer's Important Remarks of the Report enclosed herewith.

Date: 12/1/2024

Place: Noida



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

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 valuer's organisation 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 valuer's 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.

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.

Signature of the Authorized Person: _____

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

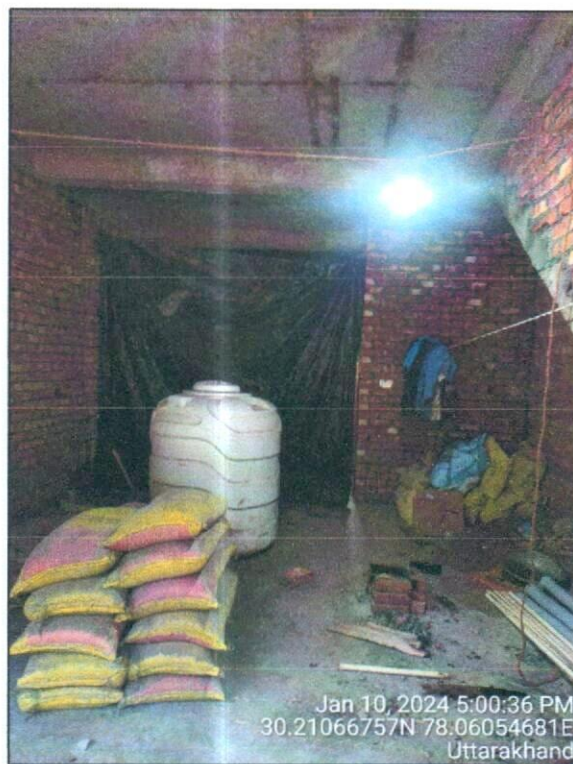
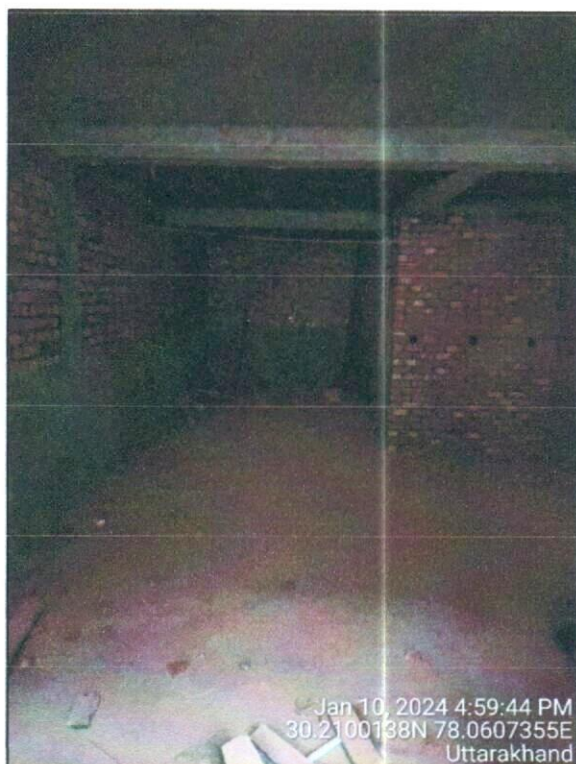
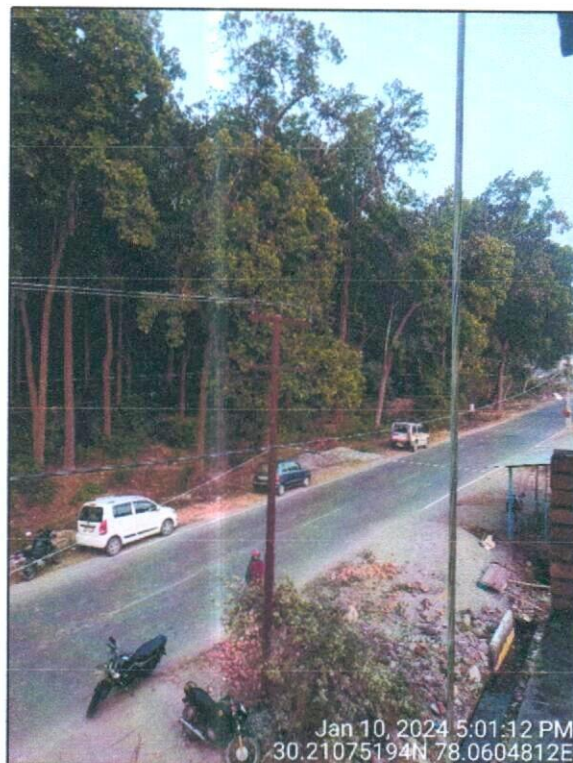
Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 12/1/2024

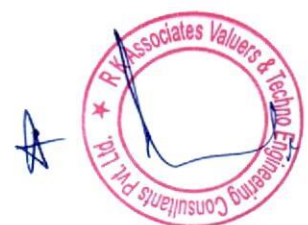
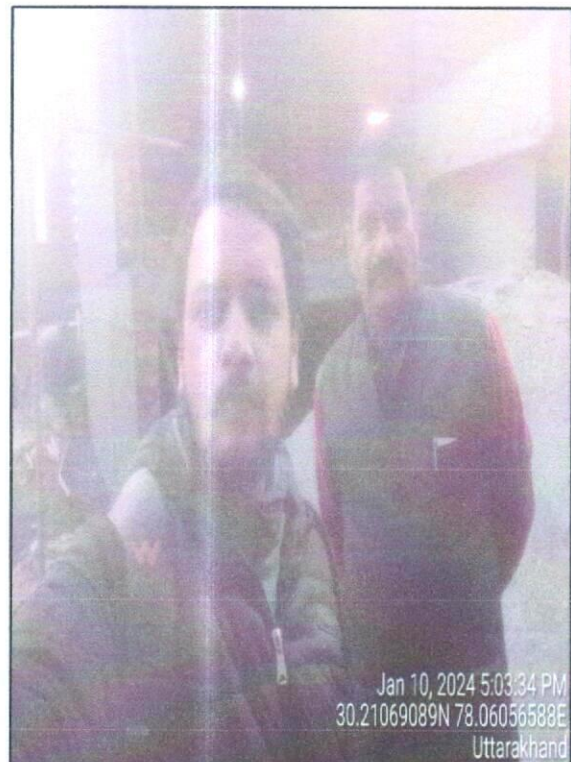
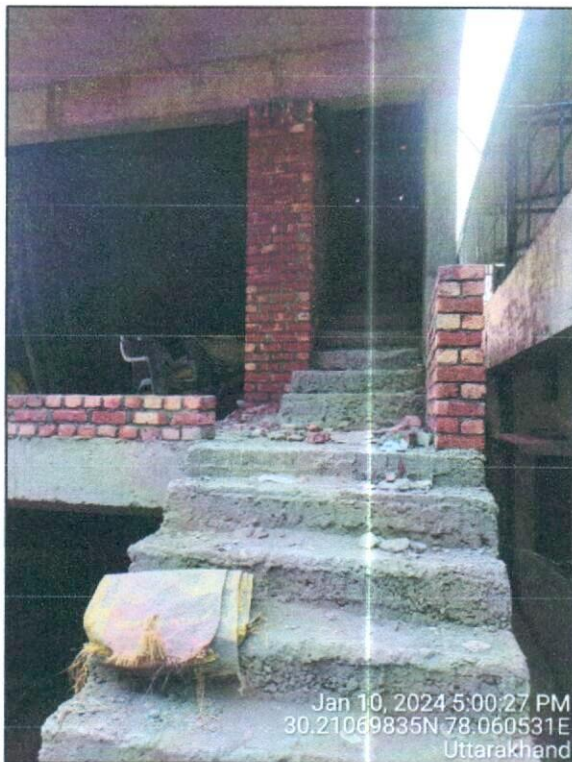
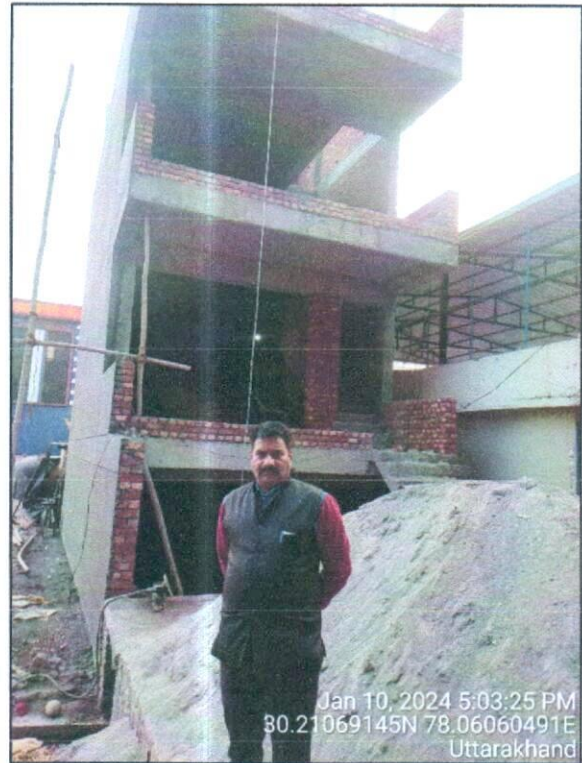
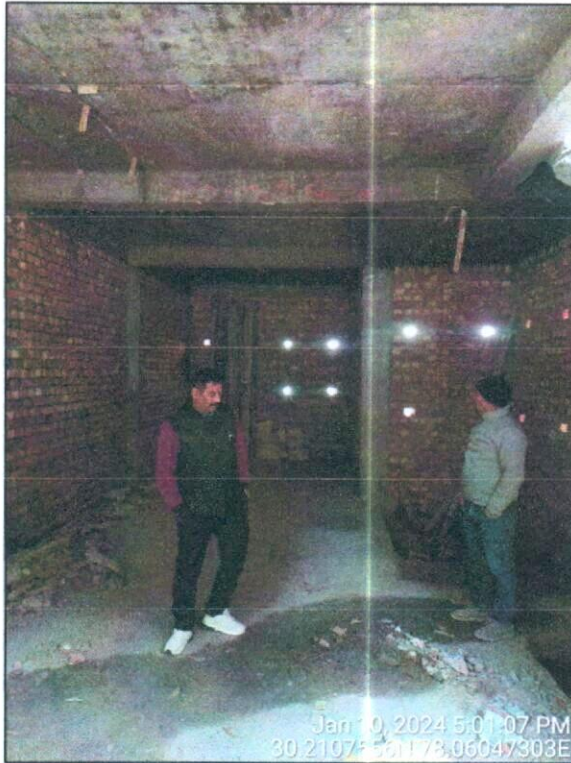
Place: Noida



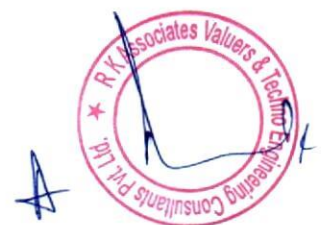
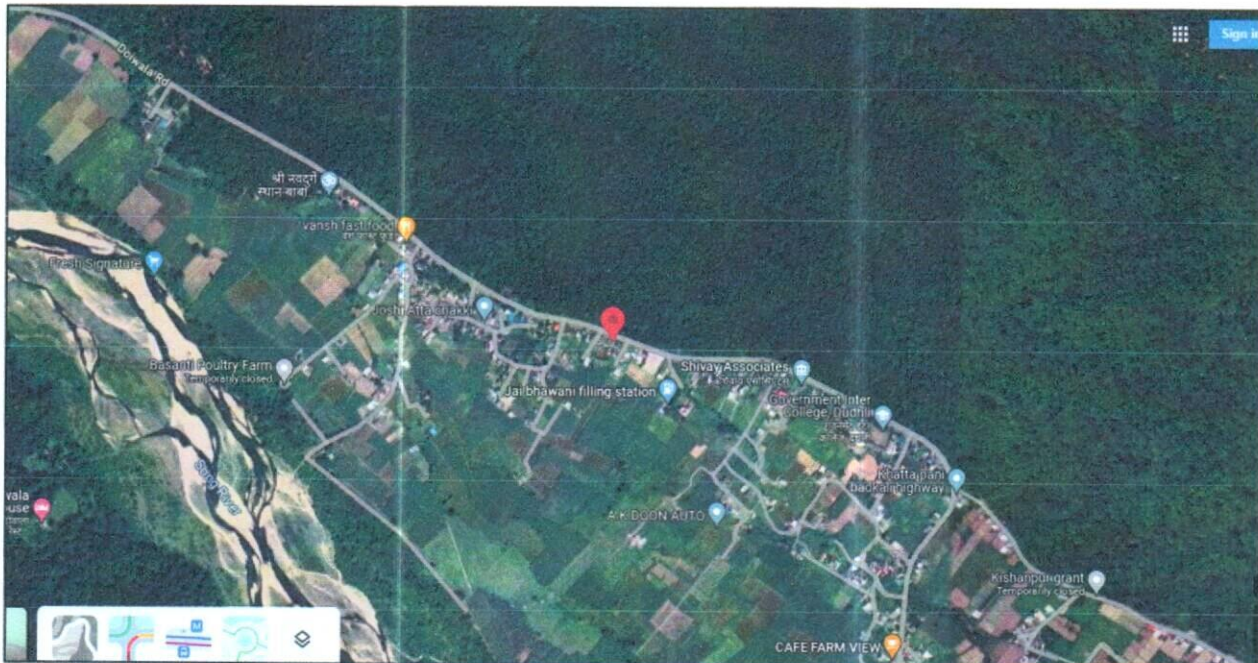
ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.



ENCLOSURE: VI – GOOGLE MAP LOCATION



ENCLOSURE: VII – COPY OF CIRCLE RATE

1

**निबंधन उप जिला देहरादून
प्रमुख मार्ग**

क्रमांक	प्रमुख मार्ग/मोहल्ले/राजस्व वर्गों की श्रेणी	प्रमुख मार्ग/मोहल्ले/राजस्व वर्गों का नाम	वार्ड संख्या/नाम	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर	वहूज/जलीय आवासीय भवन में स्थित आवासीय प्लेट (सुपर एरिया दर रु0 प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु0 प्रति वर्गमीटर)	दूर वाणिज्यिक निर्माण की दर (रु0 प्रति वर्गमीटर)	दूर वाणिज्यिक पोष	टीनपोश
				0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक				

5

12	मोहल्लेवाला कुदरी मोहल्ले मार्ग (मोहल्लेवाला नगर पालिका सीमा तक)	85- मोहल्लेवाला		18000	17000	32000	72000	64000	12000	10000
13	रायपुर मार्ग पर कोली मॉडर से मालदेवाली चौक होते हुए सहस्रजाल मार्ग तक	46- कोलीवाला		18000	17000	32000	72000	64000	12000	10000
14	मिठावाला नहर वाली सड़क से रायपुर सड़कवाला तक	68- प्रकटुनवाला मिठावाला		18000	17000	32000	72000	64000	12000	10000
15	विधान सभा के बाद स्थित रेलवे फाटक के बाद से एम डी डी ए फाटकी रोडरायपुर तक	56- साहनगर		18000	17000	32000	72000	64000	12000	10000
16	जोगीवाला चौक से बट्टीपुर होते हुए इन्दरपुर तक बट्टीपुर चौक से मालदी मार्ग तक	67- मोहकमपुर		18000	17000	32000	72000	64000	12000	10000
17	रायपुर -खानो मार्ग (रायपुर चौक से खानो चौक तक)	66- रायपुर		18000	17000	32000	72000	64000	12000	10000
18	भसुरी बाईपास रोड -रिंग रोड (वन विभाग गेट के बाद से रायपुर रोड तक)	64/65- नेहरू ग्राम/ जीमल चौक		18000	17000	32000	72000	64000	12000	10000
19	मुला हॉटेलर मार्ग से मालदी मार्ग (रेलवे फाटक) होकर/मालदी होते हुए इन्दरपुर तक	98- मालदी		18000	17000	32000	72000	64000	12000	10000
20	रायपुर रोड पर धकड़ी गेट पर धार से दोनली चौक तक			18000	17000	32000	72000	64000	12000	10000
21	गुलशगरी रायपुर रोड	66/68/99- रायपुर/ मालदेवाली/ मालदी		18000	17000	32000	72000	64000	12000	10000
22	मुला हॉटेलर मार्ग पर मालदेवाली चौक से प्रकटुनवाला होते हुए हाथेवाला चौक तक	68- प्रकटुनवाला मिठावाला		18000	17000	32000	72000	64000	12000	10000
23	पुराना फोरेस्ट आर्किव (जोगीवाला) से किंदुवाला चौक तक	64/65- नेहरू ग्राम/ जीमल चौक		18000	17000	32000	72000	64000	12000	10000
24	मालदी पुलिया से दोनली चौक तक	66- रायपुर		18000	17000	32000	72000	64000	12000	10000
25	रायपुर चौक (शिव मॉडर) से मालदेवाली मार्ग काया खण्ड वाली			18000	17000	32000	72000	64000	12000	10000
26	किरसाली चौक से काल गाय, जगातखाना, ग्राम अस्थान तक			18000	17000	32000	72000	64000	12000	10000
27	सहस्रजाल रोड (मुला हॉटेलर मार्ग के बाद से मालदेवाली तक)			18000	17000	32000	72000	64000	12000	10000
28	मालदेवाली सिलस खान रोड	66- रायपुर		18000	17000	32000	72000	64000	12000	10000
29	हॉटेलर रोड पर कुआँवाला से गुलशगरी चौक तक			18000	17000	32000	72000	64000	12000	10000

10

(कृष्ण कुमार मिश्रा)
अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

30

सामान्य अनुदेशिका

यह मूल्यांकन सूची का भाग है।

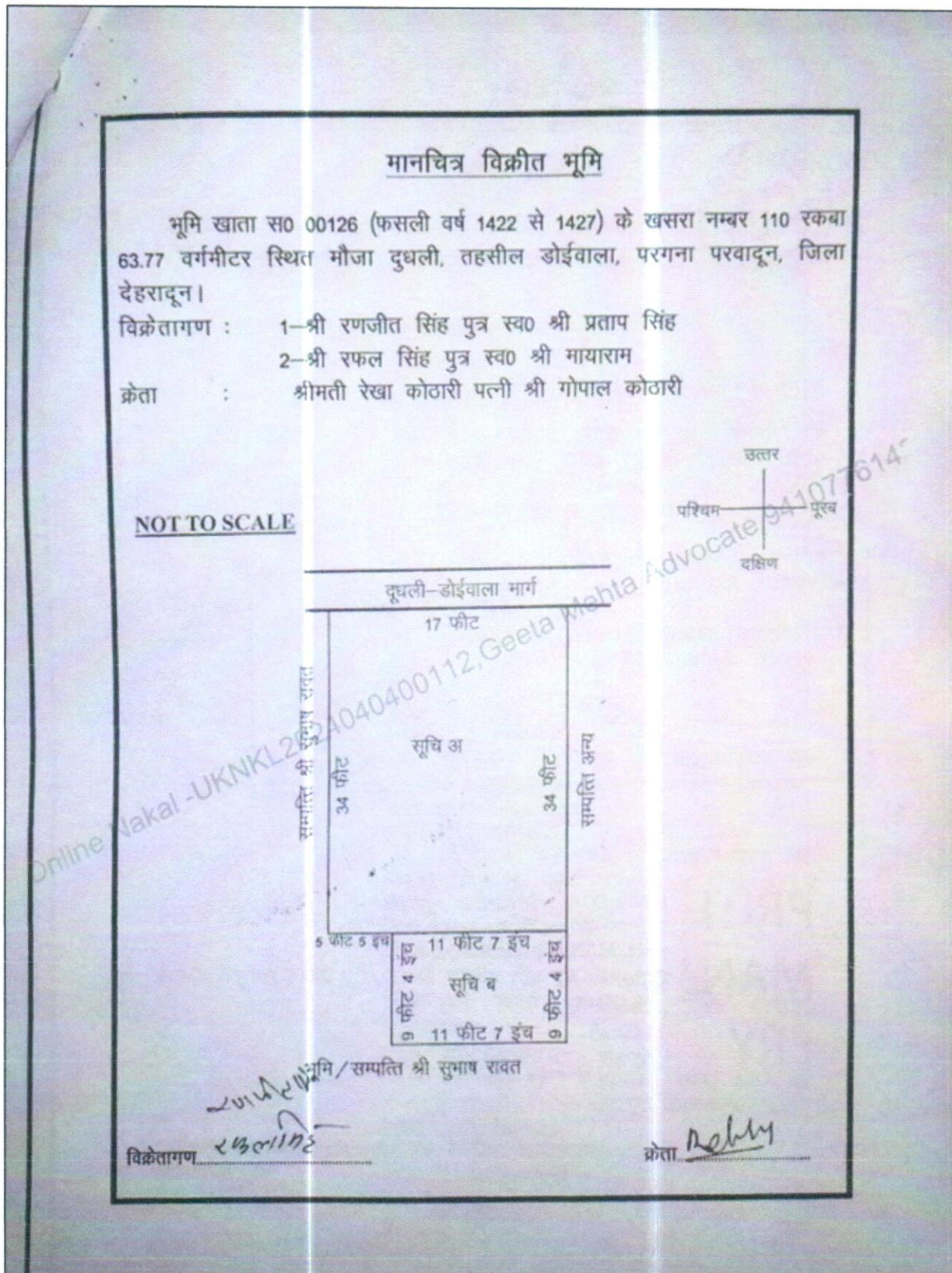
(A)	कृषि/अकृषि भूमि/बहुमंजिला आवासीय भवन/प्लेट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश:-
(1)	यद्यपि कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित भूखण्ड हेतु निर्धारित की गयी है, किन्तु यद्यपि:-
(क)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 05 मी0 या अधिक व 12 मी0 से कम चौड़े मार्गों के किनारे स्थित है तो सामान्य दर में 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 12 मी0 या अधिक व 15 मी0 से कम चौड़े मार्गों के किनारे स्थित है तो सामान्य दर में 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 15 मी0 या अधिक व 18 मी0 से कम चौड़े मार्गों के किनारे स्थित है तो सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(घ)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय प्लेट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 18 मी0 या अधिक चौड़े मार्गों के किनारे स्थित है तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जायेगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर स्थित की जाने वाली सामान्य दर में प्रति एर प्रति निर्माण का मूल्यांकन समाहित माना जायेगा।
(3)	शीपिंग स्केल तथा अन्य ऐसे प्रतिष्ठान जिनमें स्काफोल्ड यांत्रिक सीढ़ियाँ (Escalator) का प्रयोग हुआ हो, को प्रोन्नत बहुमंजिला व्यवसायिक प्रतिष्ठानों में अन्तर्गत सम्मिलित करने पर ध्यान देने योग्य है कि स्काफोल्ड यांत्रिक सीढ़ियों का प्रयोग स्काफोल्ड पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा पुरानी तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर निम्नलिखित दर निम्नलिखित की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा पुरानी तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(5)	एकल व्यवसायिक सम्पत्ति जो कि वाणिज्यिक परिसर का भाग न हो, के अन्तर्गत विलेख में सुपर एरिया का तात्पर्य, निर्मित क्षेत्रफल से होगा, जिसे पर सुपर एरिया प्रति वर्गमीटर की निर्धारित दर प्रमाणी होगी तथा स्काफोल्ड यांत्रिक सीढ़ियों का प्रयोग स्काफोल्ड पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा पुरानी तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।

(कृष्ण कुमार मिश्रा)
अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून






Page 32 of 38



VALUATION ASSESSMENT

MRS. REKHA KOTHARI



INDIA NON JUDICIAL

Government of Uttarakhand

सत्यमेव जयते

₹45,300

e-Stamp

Certificate No.	: IN-UK53958579143609V
Certificate Issued Date	: 25-May-2023 10:21 AM
Account Reference	: NONACC (SV) UK1200604/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120060414102160100101V
Purchased by	: SMT REKHA KOTHARI
Description of Document	: Article Miscellaneous
Property Description	: MAUZA DUDHLI DOIWALA DEHRADUN
Consideration Price (Rs.)	: 12,06,000 (Twelve Lakh Six Thousand only)
First Party	: RANJEET SINGH AND RAFAL SINGH
Second Party	: SMT REKHA KOTHARI
Stamp Duty Paid By	: SMT REKHA KOTHARI
Stamp Duty Amount(Rs.)	: 45,300 (Forty Five Thousand Three Hundred only)

सत्यमेव जयते

जयुज पुष्पार शर्मा
e-स्टाम्प विक्रेता, देहरादून

IN-UK53958579143609V

0006520675

Statutory Alert

1. The authenticity of the Stamp certificate should be verified at 'www.shikastamp.com' or using e-Stamp Mobile App of Shikha Hising.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

VALUATION ASSESSMENT

MRS. REKHA KOTHARI

FORM NO. DA/USE

Digitally signed by SHANTI SINGH RAWAT
Date: 2023.08.18 13:37:16 +05:30
Reason: The Map no R/1696/23-24 is recommended for approval by AJAY KUMAR (Assistant Engineer, DLDA), and is approved by SHANTI SINGH RAWAT (Executive Engineer, DLDA), Date: 14.08.2023 05:08:57 PM
Location: Dehradun

TITLE

PROPOSED RESIDENTIAL BUILDING FOR MRS. REKHA KOTHARI W/O MR. GOPAL KOTHARI, SITUATED AT KHASRA NO.110, MAUZA DHUDHLI, TEHSIL DOTWALA, PARGANA PARWADOON, DISTRICT DEHRADUN, UTTARAKHAND.

AREA STATEMENT

TOTAL PLOT AREA AS SITE	63.73 SQ.M.
ROAD WIDENING AREA	10.05 SQ.M.
NET PLOT AREA	53.68 SQ.M.
GROUND FLOOR AREA	30.37 SQ.MT.
STAIRCASE AREA	4.27 SQMT.
FIRST FLOOR RESIDENTIAL AREA	26.1 SQ.M.
SECOND FLOOR RESIDENTIAL AREA	26.1 SQ.M.
TOTAL COVERED AREA	82.57 SQ.M.
GROUND OPEN AREA	23.31 SQ.M.
GROUND COVERAGE	56.57 %
F.A.R (1.8 PERMISSIBLE)	1.53

LEGEND

SCHEDULES OF OPENING			
S.NO.	TYPE	DESCRIPTION	SIZE
1.	D1	DOOR	1.8X2.13
2.	D2	DOOR	1.8X2.13
3.	D3	DOOR	1.8X2.13
4.	W	WINDOW	1.84X1.50
5.	W2	WINDOW	3.8X3.14
6.	W3	WINDOW	3.0X3.14
7.	V	VENTILATOR	0.75X1.00

R.W.P. RAIN WATER PIPE
S.T. SEPTIC TANK
S.P. SOAK PIT
T.C. INSPECTION CHAMBER
R.W.M.T. RAIN WATER HARVESTING TANK

SCALE
1:100

DATE
08-07-23

Certified that:-
1* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexure-II and the given is factually correct to the best of our knowledge and understanding.
2* The structural design including safety from natural hazard including earthquake has been prepared by duly qualified structural engineer and these provisions shall be adhered to during the construction.



ENCLOSURE - X

PART E

VALUER'S IMPORTANT REMARKS

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

MRS. REKHA KOTHARI

therefore, no indisputable single
in many cases will, of necessity,
and using the same assumptions,

Page 37 of 38

	expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

[Handwritten signature]

[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]