

Market leader in Valuations and
Chartered Engineering Services
"WE KEEP YOU RISK FREE"

224/06000

rk REINFORCING YOUR BUSINESS
ASSOCIATES

VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
CIN : U74140DL2014PTC272484

Dehradun Branch Office:
68, Tilak Road, Dehradun
Ph. No. +91-9719306142, 9958632707.

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

FILE NO. RKA/FY20-21/DDN-67

DATED: 14/07/2020

224/0600001055 Limit of Rs 19,00,000/-
224/0600001115 Limit of Rs 5,00,000/-

VALUATION ASSESSMENT Rs. 24,00,000/-

224/0600000000 Limit 30,00,000/-
total 54,00,000/-

OF

INDEPENDENT HOUSE

SITUATED AT

KHATA NO. 606, KHASRA NO. 2149/3, MAUZA EAST HOPE TOWN, VILLAGE
JHIWARHEDI, P.O. KARBARI, SHIMLA BY-PASS ROAD, PARGANA-PACHWADOON,
TEHSIL- VIKAS NAGAR, DISTRICT DEHRADUN, UTTARAKHAND.

OWNER/S

MR. AJEET PAL S/O LATE MR. RANJEET PAL

A/C MR. AJEET PAL S/O LATE MR. RANJEET PAL

REPORT PREPARED FOR

BANK OF BARODA, DOON SCHOOL BRANCH, DEHRADUN

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations

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

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

- Project Reports & 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.

- Industry / Trade Rehabilitation Consultants

- NPA Management

- Account Monitoring

- Panel Valuer Consultant for 20 Nationalized Banks/PSUs

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

Other Offices at: ■ Shahjahanpur ■ Lucknow ■ Moradabad ■ Meerut ■ Dehradun ■ Agra ■ Camp Offices at: ■ Kolkata ■ Mumbai ■ Bangalore

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

KHATA NO. 606, KHASRA NO. 2149/3, MAUZA EAST HOPE TOWN, VILLAGE
JHIWARHEDI, P.O. KARBARI, SHIMLA BY-PASS ROAD, PARGANA-PACHWADOON,
TEHSIL- VIKAS NAGAR, DISTRICT DEHRADUN, UTTARAKHAND

VALUATION ASSESSMENT

R. AJEET PAL S/O LATE MR. RANJEET PAL

Uttarakhand - Outlook

rk ASSOCIATES
REDEFINING YOUR BUSINESS

VALUATION ASSESSMENT AS PER BOB FORMAT

Name & Address of Branch:	Bank Of Baroda, Doon School Branch, Dehradun
Name of Customer (s)/ Borrower Unit	Mr. Ajeet Pal S/o Late Mr. Ranjeet Pal

1. Customer Details					
i. Name of the owner	Mr. Ajeet Pal S/o Late Mr. Ranjeet Pal				
ii. Application No.	NA				
2. Property Details					
i. Address	Khata No. 606, Khasra No. 2149/3, Mauza East Hope Town, Village Jhiwarhedi, P.O. Karbari, Shimla By-Pass Road, Pargana-Pachwadoon, Tehsil- Vikas Nagar, District Dehradun, Uttarakhand.				
ii. Nearby Landmark	Near Asan Bridge/ Shimla Bypass Road				
iii. Google Map	Enclosed with the Report				
iv. Independent access to the property	Coordinates or URL: 30°17'52.8"N 77°56'26.3"E Clear independent access is available				
v. Type of ownership	Single ownership				
vi. Constitution of the Property	Free Hold				
vii. Is the property merged or colluded with any other property	No, its an independent singly bounded property Comments: none				
3. Document Details					
i. Layout Plan	Available MDDA				
ii. Building plan	Available MDDA				
iii. Construction Permission	Available MDDA				
iv. Legal Documents	Available Sale Deed for Land Copy of TIR None				
4. Physical Details of the Property					
i. Adjoining Properties	Directions	As per Sale Deed/TIR	Actual found at Site		
	North	Other's Property	Other's Property		
	South	Road 12 ft. wide	Road 12 ft. wide		
	East	Other's Property	Property of Mr. Rajesh		
	West	Other's Property	Property of Mr. Ajeet Pal		
ii. Are Boundaries matched	Yes				
iii. Plot demarcation	Yes				
iv. Approved land Use	Residential as per property documents				
v. Type of Property	Independent Residential Plotted House				
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	2	1	2	1	Lobby-1 Puja room-1
vii.	Total no. of floors of the property	1 (Ground Floor)			
viii.	Floor on which the property is located	All			
ix.	Approx. age of the property	Approx. 06 years as building was constructed in 2014.			
x.	Residual age of the property	Approx. 55-60 years subject to timely and proper maintenance of the building			
xi.	Type of structure	RCC load bearing structure			
xii.	Condition of the Structure	Ordinary, as observed from outside.			
xiii.	Finishing of the building	Average, as observed from inside.			
5. Tenure/ Occupancy/ Possession Details					
i.	Property presently possessed/ occupied by	Legal Owner			

VALUATION ASSESSMENT

AJEET PAL S/O LATE MR. RANJEET PAL

rk ASSOCIATES
REINFORCING YOUR BUSINESS

i.	Status of Tenure	NA
ii.	No. of years of occupancy	-
iv.	Relationship of tenant or owner	-
6.	Stage of Construction	-
	If under construction then extent of completion	Constructed property in use
7.		NA
Violation in the property		
i. Violation if any observed	ii. Nature and extent of violation	iii. Any other negativity, defect or drawback in the property
Cannot comment since copy of approved building plans/map not provided to us	Cannot comment since copy of approved building plans/map not provided to us	No

8. AREA DETAILS OF THE PROPERTY

i.				Land area (as per documents/ site survey, whichever is less) Considered		
Area as per documents 244.97 sq.mtr / 293 sq. yd		Area as per site survey 244.97 sq.mtr / 293 sq. yd		Area considered for Valuation 244.97 sq.mtr / 293 sq. yd		
Area adopted on the basis of Remarks & Observations		Property documents & site survey both 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 91.53 sq.mtr / 985.22 sq.ft		Area as per site survey 91.53 sq.mtr / 985.22 sq.ft		Area considered for Valuation 91.53 sq.mtr / 985.22 sq.ft		
Area adopted on the basis of Remarks & Observations		Property documents & site survey both 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	Land & Building Value	Residential Land & Building 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 Residential	Highest & Best Use Residential
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However 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 Rectangle	Size Medium
		Level On Road Level	Frontage to depth ratio Normal frontage
vi.	Property location category factor	City Categorization Village	Locality Categorization Average
		Property location classification Ordinary location within the locality	Floor Level

VALUATION ASSESSMENT

R. AJEET PAL S/O LATE MR. RANJEET PAL

		Semi Urban	Within developing Residential zone	None	
		Property Facing	South Facing	None	
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	NA			
ix.	Property overall usability Factor	Normal			
x.	Comment on Property Saleability Outlook	Will be little hard to sell the subject property due to its weak location.			
xi.	Comment on Demand & Supply in the Market	Less demand for such kind of properties			
xii.	Any other aspect which has relevance on the value or marketability of the property	<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 Delhi 2020</p> <p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'.</p> <p>Valuation of the asset is done as found on as-is-where basis.</p> <p>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.</p> <p>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.</p> <p>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</p>			

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.

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.

The indicative value has been suggested based on the prevailing market rates that 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.

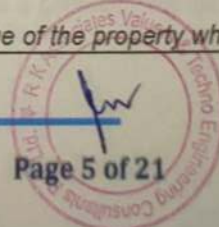
Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

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:	ABS Associates
	Contact No.:	+91-9719771100 / 9760356333
	Nature of reference:	Property Consultant
	Size of the Property:	Around 300 sq. yds.
	Location:	Village Jhiwarhedi
	Rates/ Price informed:	As per conversation with property dealer rates at Jhivredi, Badawala, Shimla Bypass ranges from Rs.14,000/- to Rs.16,000/- per sq. yds. (Before Lockdown)
	Any other details/ Discussion held:	According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic

		and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.														
	2.	<table border="1"> <tr> <td>Name:</td> <td>Shubham Chauhan</td> </tr> <tr> <td>Contact No.:</td> <td>+91-9759783475</td> </tr> <tr> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td>Size of the Property:</td> <td>Around 350 sq. yds.</td> </tr> <tr> <td>Location:</td> <td>Village Jhiwarhedi</td> </tr> <tr> <td>Rates/ Price informed:</td> <td>As per conversation with property dealer rates at Jhivredi, Badawala, Shimla Bypass ranges from Rs.13,000/- to Rs.15,000/- per sq. yds.</td> </tr> <tr> <td>Any other details/ Discussion held:</td> <td>According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.</td> </tr> </table>	Name:	Shubham Chauhan	Contact No.:	+91-9759783475	Nature of reference:	Property Consultant	Size of the Property:	Around 350 sq. yds.	Location:	Village Jhiwarhedi	Rates/ Price informed:	As per conversation with property dealer rates at Jhivredi, Badawala, Shimla Bypass ranges from Rs.13,000/- to Rs.15,000/- per sq. yds.	Any other details/ Discussion held:	According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.
Name:	Shubham Chauhan															
Contact No.:	+91-9759783475															
Nature of reference:	Property Consultant															
Size of the Property:	Around 350 sq. yds.															
Location:	Village Jhiwarhedi															
Rates/ Price informed:	As per conversation with property dealer rates at Jhivredi, Badawala, Shimla Bypass ranges from Rs.13,000/- to Rs.15,000/- per sq. yds.															
Any other details/ Discussion held:	According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.															
	3.	<table border="1"> <tr> <td>Name:</td> <td>NA</td> </tr> <tr> <td>Contact No.:</td> <td>NA</td> </tr> <tr> <td>Nature of reference:</td> <td>NA</td> </tr> <tr> <td>Size of the Property:</td> <td>NA</td> </tr> <tr> <td>Location:</td> <td>NA</td> </tr> <tr> <td>Rates/ Price informed:</td> <td>NA</td> </tr> <tr> <td>Any other details/ Discussion held:</td> <td>NA</td> </tr> </table>	Name:	NA	Contact No.:	NA	Nature of reference:	NA	Size of the Property:	NA	Location:	NA	Rates/ Price informed:	NA	Any other details/ Discussion held:	NA
Name:	NA															
Contact No.:	NA															
Nature of reference:	NA															
Size of the Property:	NA															
Location:	NA															
Rates/ Price informed:	NA															
Any other details/ Discussion held:	NA															
NOTE: The given information above can be independently verified to know its authenticity.																
xvii.	Adopted Rates Justification	<p>As per conversation held with the above mentioned property dealers, we came to know that the rates in this vicinity varied from Rs.13,000/- to Rs15,000/- per sq.yds before lockdown. On further conversation dealers said that the rates will vary on the basis of size and shape of plot, facing, road width and distance of the property from the main road.</p> <p>Keeping all those factors into the consideration that may affect the value of this property and also that it is located on a kuchha road, we have adopted the rate 12,000/- per sq. yds. (pre-lockdown) which seems to be reasonable in our view.</p> <p>As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the</p>														

people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in in the real estate market after the Pandemic subsides. Due to this we have taken an additional discounting factor on prevailing Pre-Lockdown market rate for arriving at the Realizable value of the subject property.

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)
		244.97 sq.mtr /	Rs.5,500/- per sq.mtr.	Rs.5,500/- per sq.mtr.
		2636.835 sq.ft		
	Total Land Value (a)	244.97 sq.mtr X Rs.5,500/- per sq.mtr Rs.13,47,335/-		
ii.	Construction Depreciated Replacement Value	Structure Construction Value		
		Structure Type	Construction category	Age Factor
		RCC Load Bearing Structure	Class C construction (Simple, Average)	5-10 years old construction
		Rate range	Rate adopted	Covered Area
		Rs.12,000/- per sq.mtr	Rs.12,000/- per sq.mtr	91.53 sq.mtr / 985.22 sq.ft
	Total Construction Estimated Depreciated Replacement Value(b)	91.53 sq.mtr X Rs.12,000/- per sq.mtr Rs.11,22,360/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.24,79,715/-		
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)
		244.97 sq.mtr / 293 sq. yds	Rs.13,000/- to Rs.16,000/- per sq.yds	Rs.12,000/- per sq. yds (The property is located on a kuchha road)



Total Land Value (a)		293 sq.yds X Rs.12,000/- per sq.yds		
		Rs.35,16,000/-		
		Structure cost/ Construction Value		
ii.	Construction Depreciated Replacement Value	Structure Type	Construction category	Structure Condition
		RCC Load bearing structure	Class C construction (Simple, Average)	Average
		Age Factor		Covered Area
		5-10 years old construction		91.53 sq.mtr / 985.22 sq.ft
		Rate range		Rate adopted
		Rs.1,100/- to Rs.1,300/- per sq ft		Rs.1,200/- per sq.ft
		Total Construction Depreciated Replacement Value (b)		985.22 sq.ft X Rs.1,200/- per sq.yds
				Rs.11,82,264/-
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 fittings)	NA		
v.	Add extra for services (e) (water, electricity, sewerage, main gate, boundary, lift, etc.)	NA		
vi.	TOTAL VALUE: (a+b+c+d+e)		Rs.46,98,264/-	
vii.	Additional Premium if any	NA		
	Details/ Justification	NA		
viii.	Deductions charged if any	NA		
	Details/ Justification	---		
ix.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)		Rs.46,98,264/-	
x.	ROUND OFF		Rs.47,00,000/-	
xi.	IN WORDS		Rupees Forty Seven Lakhs Only	
xii.	EXPECTED REALIZABLE/ FETCH VALUE* (@ ~20% less)		Rs.37,60,000/-	
xiii.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~30% less)		Rs.32,90,000/-	
xiv.	VALUE FOR THE INSURANCE PURPOSE		Rs.10,00,000/-	
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	<p>1. The Fair Market Value arrived at in this Report is the value under Free Market Conditions. However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.</p> <p>2. 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</p>		

- 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.
3. 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.
 4. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
 5. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

10.

i. Qualification in TIR/Mitigation Suggested, if any: **None**

ii. Is property SARFAESI compliant: **Yes**

iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.: **No**

iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: **Yes, already mortgaged to the bank**

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.

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.

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.

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.

11.

DECLARATION

i. The property was inspected by our authorized surveyor on 10 July 2020 by name AE Deepak Joshi in the presence of owner's representative.

ii. The undersigned does not have any direct/indirect interest in the above property.

iii. The information furnished herein is true and correct to the best of our knowledge.

iv. We have submitted Valuation report directly to the Bank.

v. This valuation report is carried out by our Engineering team on the request from **BANK OF BARODA, DOON SCHOOL BRANCH, DEHRADOON**

12.

Name & Address of Valuer company

M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.
D- 39, 2nd floor, Sector- 2, Noida

13.

Enclosed Documents

S.No.

Documents

No. of Pages

i.

General Details

02

ii.

Screenshot of the price trend references of the similar related properties available on public domain

01

iii.

Google Map

01

iv.

Photographs

02

v.

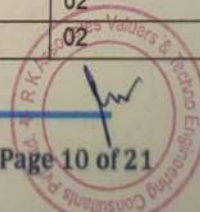
Copy of Circle Rate

02

vi.

Survey Summary Sheet

02



		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	03
14.	Total Number of Pages in the Report with Enclosures	21		
15.	Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi PREPARED BY: AE Deepak Kumar Sharma REVIEWED BY: HOD Valuations		

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

1.	Report prepared for	Bank		
2.	Name & Address of the Organization	Bank of Baroda, Doon School Branch, DEhradun		
3.	Name of Borrower	Sh. Ajeet Pal S/o Late Sh. Ranjeet Pal		
4.	Credit Analyst	Mr. D.S Tomar (8477009439)(doonsc@bankofbaroda.com)		
5.	Type of Loan	Housing Loan		
6.	Report Format	V-L1 (Basic) Version: 8.0_2019		
7.	Date of Valuation	14 July 2020		
8.	Date of Survey	10 July 2020		
9.	Type of the Property	Independent Residential Plotted House		
10.	Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).		
11.	Type of Valuation	Residential Land & Building value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mr. Hritik Pal (9627256928)
14.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
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	<p>a. Legal aspects of the property have to be taken care by legal expert/ advocate.</p> <p>b. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate.</p> <p>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.</p> <p>d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.</p> <p>e. Measurement verification is only limited upto sample random measurement against the documents produced to us.</p> <p>f. Drawing Map & design of the property is out of scope of the Valuation services.</p>		
17.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 01 documents provided.	
		Property Title document	Copy of TIR	27/10/2014
		Approved Map	None	---
		Copy of TIR	None	----
		Last paid Electricity Bill	None	
		Last paid Municipal Tax Receipt	None	
18.	Documents received from	Bank		
19.	Identification of the property	<p><input type="checkbox"/> Cross checked from the boundaries of the property or address mentioned in the deed</p> <p><input type="checkbox"/> Done from the name plate displayed on the property</p> <p><input checked="" type="checkbox"/> Identified by the owner/ owner's representative</p> <p><input type="checkbox"/> Enquired from local residents/ public</p> <p><input type="checkbox"/> Identification of the property could not be done properly</p>		



VALUATION ASSESSMENT

RAJEEET PAL S/O LATE MR. RANJEET PAL

No.	Enclosures	<input type="checkbox"/> Survey was not done
		<p> I. Valuation Report as per BOB Format Annexure-1 II. R.K Associates Important Notes III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.7 IV. Google Map - Page No.9 V. Photographs - Pages x VI. Copy of Circle Rate - Pages x VII. Survey Summary Sheet - Pages 02 VIII. Valuer's Remark - Page No.7 IX. Copy of relevant papers from the property documents referred in the Valuation - Pages </p>

