

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

FILE NO.: VIS (2023-24)-PL765-663-1022

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**DATED: 13-03-2024**

# VALUATION REPORT

## OF

## PRIVATE VEHICLE

## OWNER

MR. MUKUL SAXENA S/O SUSHIL KUMAR SAXENA

A/C: MR. MUKUL SAXENA S/O SUSHIL KUMAR SAXENA

REPORT PREPARED FOR

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuation

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

PUNJAB NATIONAL BANK, KAVI NAGAR, GHAZIABAD

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.

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 accepted & correct.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

CORPORATE OFFICE:

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

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**PART A**

**GENERAL DESCRIPTION**

S.NO.	PARTICULARS	DESCRIPTION
1.	Valuation prepared for	Mr. Mukul Saxena S/o Sushil Kumar Saxena
2.	Date of Appointment	Through e-mail dated 09-03-2024
3.	Date of Inspection	13-03-2024
4.	Date of Valuation	13-03-2024
5.	Date of Valuation Report	13-03-2024
6.	Car Inspection done at Location	Govind Puram, Ghaziabad, U.P.
7.	Current Owner	Mr. Mukul Saxena S/o Sushil Kumar Saxena
8.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c
9.	Vehicle RC Number	UP-14-EA-3377
10.	Engine Number	1GDA313383
11.	Chassis Number	MBJAA3EMX00796697-041
12.	Odometer Reading	1,37,965 km.
13.	Manufacturer Name	Toyota
14.	Model Type	Innova Crysta 2.8 Z
15.	Vehicle Type	Four-Wheeler, 7 Seating Capacity (including driver)
16.	Body Type	Station Wagon
17.	Color	Silver Metallic
18.	Engine Capacity	2755 CC
19.	Year of Manufacturing	2019
20.	Age of Car	3 Years 9 months
21.	Condition	Good
22.	Add on features available	Air-conditioner, Power Steering, Power Windows.
23.	Insurance	Insured
24.	Pollution	Not Available
25.	Service Record	Details not provided to us
26.	Has the car driven for inspection?	Yes
27.	Current production status of the model in market	Toyota discontinued Innova Crysta 2.8 Z production in 2023

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<b>PART B</b>	<b>VALUATION ASSESSMENT OF ASSETS</b>
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S.NO.	PARTICULARS	DESCRIPTION
1.	Original Purchase Price	Rs.22,43,000/- (as per Registration certificate)
2.	Resale price range for same model	Rs.15,00,000/- to Rs.17,00,000/- (as per information available on public domain, attached below)
3.	Depreciation Calculated	Depreciation is considered as per the current condition of the car.
4.	Current Market Value of this Car as per current condition	<b>Rs.16,00,000/-</b>

**Remarks:**

- The vehicle was in running condition at the time of survey, the ignition was also working.
- Since, Toyota is a reliable brand and fetch good value in the resale market, we are considering the value as per the current market conditions of the same model.
- The car has been well-maintained and is in great condition overall as per the observation during the survey.
- Based on the review of the market deals currently available in the market for the same model and based on the condition of the subject car, we are of the opinion that **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** would be the reasonable value for the subject vehicle.

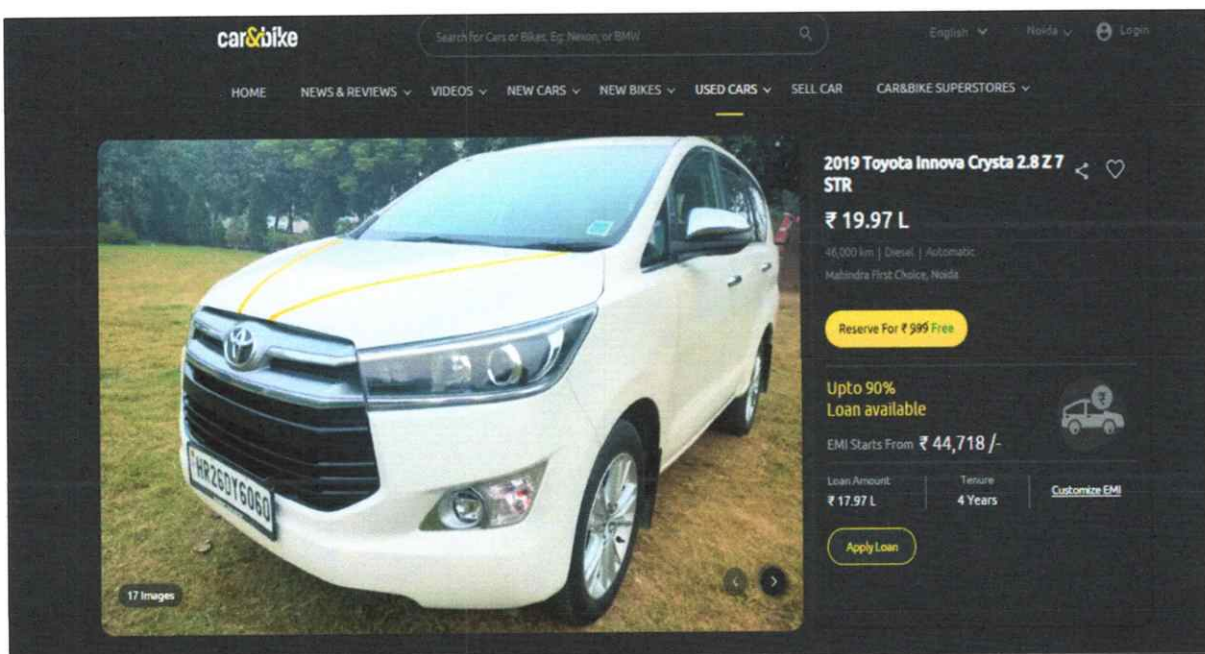
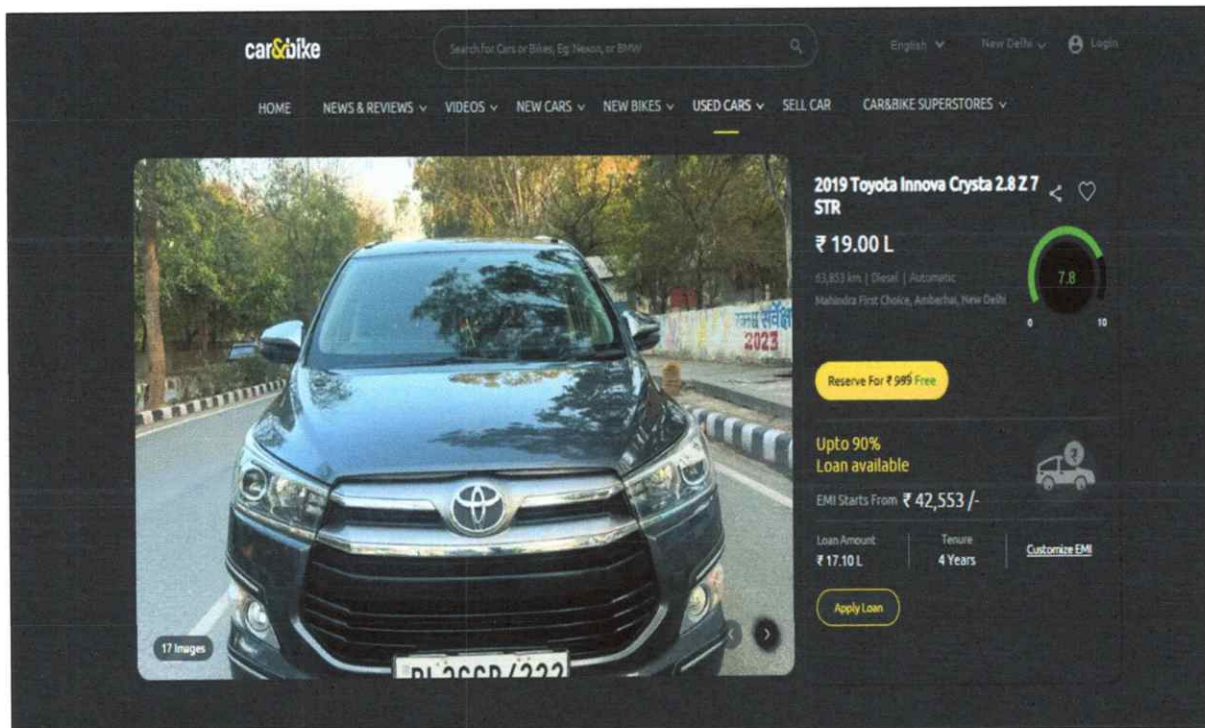
i.	Total Number of Pages in the Report with enclosures	13
ii.	Engineering Team worked on the report	<b>SURVEYED BY: Nischay Gautam</b> <b>PREPARED BY: Nischay Gautam</b> <b>REVIEWED BY: Babul Akhtar Gazi</b>
i.	List of Enclosures	1. Reference from Public Domain 2. Copy of RC/Important Documents 3. Photographs 4. Valuer's Remarks

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*(Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants P.L. Ltd.)*


*(Handwritten signature)*

## ENCLOSURE: 1 – REFERENCE FROM PUBLIC DOMAIN





Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants P. Ltd.






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## ENCLOSURE: 2 - COPY OF IMPORTANT DOCUMENTS

### REGISTRATION CERTIFICATE

**GOVERNMENT OF UTTAR PRADESH**  
Transport Department Ghaziabad  
REGISTRATION

**CERTIFICATE OF REGISTRATION**

Registration No: UP14EA3177  
Description of Vehicle: MOTOR CAR  
Dealer's Name & Address: MGF TOYOTA CO. INDIA PVT. LTD. GATE NO. 10, C-132, DHAIRI HUDA, GHAZIABAD, UTTAR PRADESH-201001  
Owner Name: DR. J. K. SAINI  
Full Address: (Permanent)  
Full Address: (Temporary)  
Fitness Up To: 201607  
Owner Serial No: 201607  
Detailed Description: 1  
Class of Vehicle: 1  
Ownership: 1  
Maker's Name: MGF TOYOTA  
Front HSRP No: 17152  
Type of Body: MOTOR PVT  
No of Cylinders: 4  
Engine No: 17152  
Horse Power(BHP): 17152  
Maker's Classification: INNOVATION  
Seating Cap(In all): 7  
Sleep Cap: 7  
Colour: SILVER METALLIC  
Other Criteria: FULLY BUILT  
Vehicle Purchase As: FULLY BUILT

Registration Date: 17-May-2019  
Purpose of Printing: REGISTRATION  
By: J. K. SAINI

Link Vehicle No: 17152  
Norms: 17152

Rear HSRP No: 17152  
Month/Year of Manuf: 04/2019  
Chassis No: 14BJAA3EMX00796697-041

Fuel: DIESEL  
Cubic Capacity: 1715.00  
Wheel Base: 2750  
Standing Cap: 0  
Unladen Wt (kgs): 1880  
Laden/GV Wt (kgs): 2450  
AC Fitted: YES

**Additional Particulars of all transport vehicles other than motor cabs (Gross Vehicle Weight)**

Description	As Regd.	Weight(In kgs)
a) Front:		
b) Rear:		
c) Other:		
d) Tandem:		

The motor vehicle above described is subject to Hypothecation in favour of PUNJAB NATIONAL BANK, AMBEDKAR ROAD, Ghaziabad, Uttar Pradesh-201001 w.e.f. 17-May-2019.

Purchase dt: 17-May-2019  
OTT Date: 12-Jun-2019  
Tax Up To: One Time  
Tax Exempted or Not: NOT EXEMPTED  
Other State/Transfer/Conversion Details: 1  
Previous Owner: 1  
Old State: 1  
Transfer Date: 1

Sale Amt: 2243000  
Amount/Rcpt No: 2243007  
UP14D19060003031  
Vehicle is Govt./ Pvt: PRIVATE  
Date of Approval: 19-Jun-2019  
Previous RegNo: 1  
Entry Date: 1  
Conversion Date: 1


Registration Authority: M.V. Department / Ghaziabad  
Signature of Registering Authority: 1  
Date: 26-Jul-2019

Date: 26-Jul-2019 16:04:55  
Taxation Particulars / Advance Registration Mark Fee Details: 1

1078076



## INSURANCE PAPER:

  
**LIBERTY GENERAL INSURANCE LIMITED**  
PRIVATE CARPACAGE POLICY  
CERTIFICATE OF INSURANCE CUM POLICY SCHEDULE

**IMPORTANT:** 1) The Validity of this Certificate of Insurance cum Schedule is subject to realization of the premium cheque.  
2) No Claim Bonus will only be allowed provided the Policy is renewed within 90 days of the expiry date of the previous policy.  
3) In the event of misrepresentation, fraud or non-disclosure of material facts, the company reserves the right to cancel the policy from inception.

**Policy issuing office:** 10TH FLOOR, TOWER A, PENINSULA BUSINESS PARK, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI, MAHARASHTRA-400013  
**Phone:** +91 22 67001300 **Fax:** +91 22 66700 1606

**Policy Servicing office:** B90 to B93, 8th Floor, Agarwal Millennium Tower-II, Plot No.- E-4, Netaji Subhash Place, Pitampura,, MAURYA ENCLAVE, DELHI, DELHI-110034 **PH:** +91 011 27358001 **Fax:**

<b>Policy No.</b>	201120010223700192600000	<b>Period of Insurance</b>	From 00:00 Hrs of 05/06/2023 To Midnight of 06/06/2024
<b>Geographical Area</b>	India	<b>Policy Issued on</b>	06/06/2023
<b>Insured</b>	MUKUL SAXENA	<b>Coverate No</b>	201120010223700192600000
<b>Address</b>	C-1321, GAUR HOMES, GOVINDPURAM, GHAZIABAD, TOWER C, FLAT NO-1121, GAUR HOMES, 30K JETV, GHAZIABAD, UTTAR PRADESH, GHAZIABAD, GHAZIABAD-201001 (M) +9906970202	<b>EC coverate Date</b>	06/06/2023
<b>Contact Number</b>		<b>RTO Location</b>	GHAZIABAD
<b>Customer GSTIN</b>		<b>POSP Name</b>	
<b>UIN CODES:</b>	IRDANI50RPO035V01201213	<b>Authar Card</b>	
<b>PAN Number</b>		<b>PAN Number</b>	
<b>Agent Name</b>	TOHARAM SINGH	<b>Agent Contact No</b>	9891347178
<b>Agent Code</b>	IRMD102109		

**INSURED MOTOR VEHICLE DETAILS AND PREMIUM COMPUTATION**

Registration Mark & No.	Year of Manufacture/Date of Registration/Invoice Date	Engine No.	Chassis No.	Make/Model/Type of Vehicle	Type of Body	CC/HP/GVW (Kw)	Licensed Carrying capacity including Driver	Trailer Registration No.	Trailer Chassis No.
UP-14-EA-3177	2019-19-06-2019/19-06-2019	A311383	786697041	TOYOTA INNOVA CRYSTA 2.8 Z, 75TR	Min	2755.00	5	NA	NA

**IDV (INSURED'S DECLARED VALUE)**

IDV of Vehicle	Trailers	Non Electrical Accessories	Electrical & Electronics Accessories	Bi-Fuel (Kw/CNG/LPG)	Total Value
1,381,380.00	0	0	0	0.00	1,381,380.00

**Own Damage Premium on Vehicle and accessories**

Section I - OWN DAMAGE (A)		Section II - LIABILITY (B)	
<b>Basic Cover</b>		<b>Third Party Premium</b>	
Basic, C/D	8,236.43	Basic Cover	7,897.50
<b>DISCOUNTS UNDER OWN DAMAGE SECTION</b>		<b>P.A BENEFITS</b>	
No claim bonus - 45%	4756.15	<b>LEGAL LIABILITY</b>	
<b>TOTAL OWN-DAMAGE PREMIUM (A)</b>	3,479.75	<b>U.T. To Paid Driver</b>	50.00
<b>Section I - ADD-ON COVERS (C)</b>		<b>TOTAL LIABILITY PREMIUM (B)</b>	7,947.50
Passenger Assist (IRDANI50RPO035V01201213) (C) (ADD-ON)	150.00	<b>Section III - PA OWNER DRIVER (D)</b>	
Consumables Cover (IRDANI50RPO035V01201213) (C) (ADD-ON)	2344.35	PA to Owner Driver (D)	375.00
Depreciation Cover (IRDANI50RPO035V01201213) (C) (ADD-ON)	8,979.47	<b>Net Premium (A+B+C+D) Taxable Value</b>	27,876.26
Roadside Assistance (IRDANI50RPO035V01201213) (C) (ADD-ON)	249.00	<b>IGST (U.T. PRADASH 18%)</b>	5035.44
Key Loss Cover (12,000.00) (IRDANI50RPO035V01201213) (C) (ADD-ON)	300.00	<b>TOTAL POLICY PREMIUM</b>	33,012.00
Engine Sfty Cover (IRDANI50RPO035V01201213) (C) (ADD-ON)	2344.35		
<b>TOTAL ADD-ON COVER PREMIUM (C)</b>	14,374.47		

**Limitations:** Loss will be settled with PUNJAB NATIONAL BANK, GHAZIABAD

**LIMITATIONS AS TO USE:** The Policy covers use of vehicle for any purpose other than: a) Hire or Reward b) Carriage of goods (other than sample of personal baggage) c) Organized racing d) Pace Making e) Speed Testing f) Reliability Trial g) Use in connection with motor trade.

**DRIVERS CLAUSE**  
Persons or Classes of Person entitled to drive: Any person including the insured provided that a person driving holds an effective driving license at the time of the accident and is not disqualified from holding or obtaining such a license. Provided also that the person holding an effective learner's license may also drive the vehicle and that such a person satisfies the requirements of Rule 3 of the Central Motor Vehicle Rules, 1989.

**LIMITS OF LIABILITY**

Deductible under section - I	Compulsory Deductible: Rs 2000/- Voluntary Excess: Rs 10/- Imposed Excess: Rs 0/-	Under Section II-B (i) of the policy (Death of or bodily injury):	Such amount necessary to meet the requirements of motor vehicle Act, 1988.	Under Section II-B (ii) of the policy (Damage to third party property):	7,50,000.00	P.A. cover for owner-Driver under section-III, CNI	11,05,000.00
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**Subject to LMT Endorsement Nos:** IMT 7, IMT 22, IMT 29, AD 01, AD 02, AD 04, AD 05, AD 06, AD 07

**Patient/eye assist cover details:** Hospital Cash: Rs 1500 per day for 30 days (per Pax), Medical Expenses: Rs 10,000 (per Pax), Ambulance Charges: Rs 3000

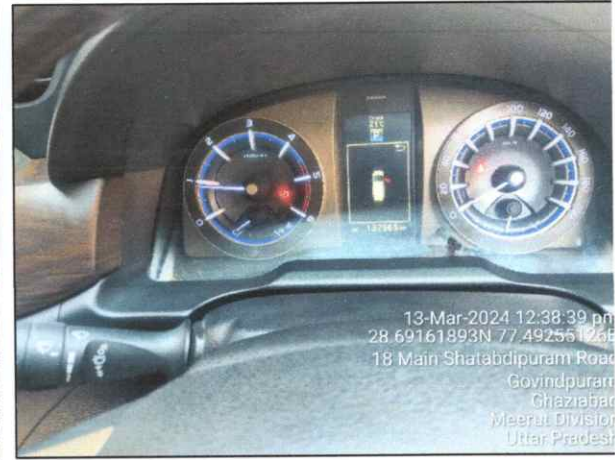
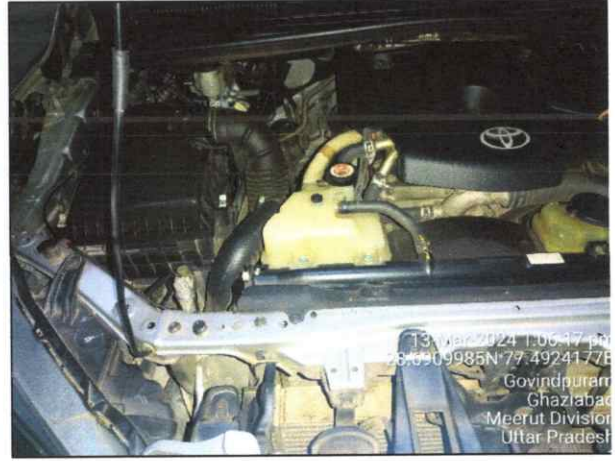
**TERMS AND CONDITIONS:** See back of policy.



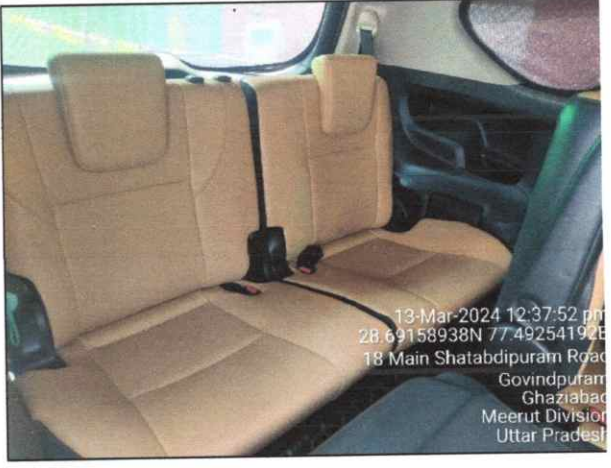
## ENCLOSURE: 3 – PHOTOGRAPHS













## ENCLOSURE: 4- VALUER'S 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.	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.
7.	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.
8.	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.
9.	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.
10.	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.
11.	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.
12.	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.
13.	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.
14.	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.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	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 and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Byelaws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	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.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which



	became the basis for the Valuation report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, 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.
32.	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.
33.	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.
34.	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.
35.	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.
36.	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.
37.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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.
38.	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.
39.	Our Data retention policy is of <b>ONE YEAR</b> . After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	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 at least 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.
41.	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.
42.	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.
43.	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.