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REPORT FORMAT: V-L4 (Medium) | Version: 3.0\_2015

File No.: RKA/FY16-17/772

Dated: 25.08.2016

# VALUATION REPORT

## OF

# IMMOVABLE PROPERTY

SITUATED AT

**KHASRA NO. 247, VILLAGE- LAKESARI, PARGANA BHAGWANPUR, TEHSIL-  
ROORKEE, DISTRICT-HARIDWAR**

**OWNERS/ PROMOTERS**

**M/S TRADING ENGINEERS INTERNATIONAL LTD.**

**A/C: M/S TRADING ENGINEERS INTERNATIONAL LTD.**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, COMMERCIAL BRANCH, NEW-DELHI**

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

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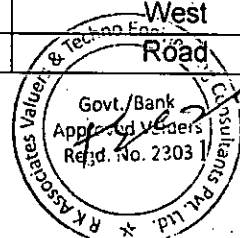
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## PART A – CHARACTERISTICS DESCRIPTION OF THE PROPERTY

S.NO	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of the Owner/s	M/s Trading Engineers International Limited
b.	Property Address	Khasra No. 247, Village- Lakesari, Pargana Bhagwanpur, Tehsil-Roorkee, District-Haridwar
c.	Address & Phone Number of the owner/ promoters	Regd. Office- F-126, 3 <sup>rd</sup> Floor, Lado Saray, New Delhi- 110030
d.	Date of Survey	6 August 2016
e.	Date of Valuation Report	25 August 2016
f.	Purpose of the Valuation	Periodic Re-Valuation
g.	Report Type	Industrial Land & Building value
h.	Type of the Property	Industrial Land & Building
i.	Type of Developer	Property built from owner's self resources
j.	Documents provided for reference	NA
		<input checked="" type="checkbox"/> Copy provided
		Sale Deed
		NA
		<input type="checkbox"/> Documents shown, but copy not provided
		Approved Map
		NA
2.	PHYSICAL CHARACTERISTICS & LOCATION ATTRIBUTES OF THE PROPERTY	
a.	<p><b>Brief description of the Property under Valuation:</b> This report is prepared for the industrial plant situated at the aforesaid address measuring total land area of the property as <b>0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)</b></p> <p>This is a free hold property owned by M/s. Trading Engineers International Ltd. Currently this industry is in working condition. This industry is in</p> <p>This Industrial building comprises of Ground and Mezzanine floor only having total covered area as 124870.13 sq. ft. (11600.81 sq. mtr.). As the building plan of the property was available so the covered area is taken as per the building plan only which is verified on the site through sample measurement and is found same.</p> <p>Location of the property is good situated at a distance of 600 mtr. from the main Dehradun-Roorkee Highway, Haridwar, hence ensures good connectivity to the property.</p>	
b.	Landmark	Near Ambuja Cement Factory, Bhagwanpur
c.	Plot No.	NA
d.	Rect. No.	Khasra No. 247
e.	Village / Block	Village-Lakesari
f.	Zone/ Ward/ Taluka	Pragana Bhagwanpur
g.	Municipal ward No.	NA
h.	District	Haridwar
i.	Street Notification	Industrial
j.	Boundaries of the Property	
	North	South
	Other Plant	Agriculture Land
		East
		Agriculture Land
		West
		Road

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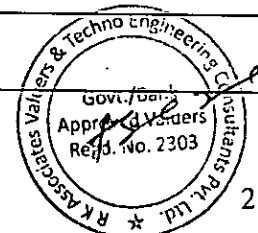
k.	Character of the locality	Urban developing
l.	Type of land	On road level
m.	Details of the roads abutting the property (Name/ width)	Dehradun to Roorkee Highway/120 ft.
n.	Independent access/ approach road/ main road to the property (Name/ width)	Main Road to Sikanderpur/ 30 ft.

### 3. TOWN PLANNING/ ZONING PARAMETERS:

a.	Master Plan Area/ Zone	NA/	
b.	Development controls/ Authority	Area not falling under development authority limits	
c.	Municipal limits	Area not within Municipal limits/	
d.	Master plan currently in force	NA/	
e.	Zoning regulations	Industrial	
f.	Is property tax been paid for this property	Not Known	
	Property or Tax Id No.	Not provided	
g.	Is the area part of unauthorized area/ colony	No	
h.	Any notification for Compounding/ Regularization	No	
i.	Any notification for land acquisition	No	
j.	Any notification for road widening	No	
k.	Any notification for Demolition	No	
l.	Any information on encroachment	No	
m.	Any heritage site restrictions	No	
n.	FAR/ FSI permitted and consumed	PERMITTED	CONSUMED
		Please refer to area chart description	Please refer to area chart description
o.	Ground coverage permitted and consumed	-----do----- ----	-----do----- -----
p.	Number of floors permitted and built	-----do----- ----	-----do----- -----
q.	Height restrictions permitted and consumed	-----do----- ----	-----do----- -----
r.	Front/ Back/ Side Setback permitted and consumed	-----do----- ----	-----do----- -----
s.	Status of Occupational certificate	NA	
t.	Status of Completion certificate	NA	

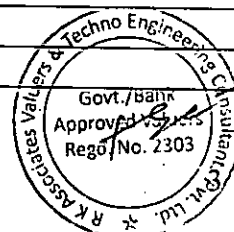
### 4. DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:

a.	Names of the Owner/s	M/s Trading Engineers International Limited
b.	Ownership documents provided	Sale Deed      Khatauni      NA
c.	Constitution of the Property	Free Hold
d.	Transferability rights of the property	Free hold, complete transferable rights
e.	Type of Land	Industrial
f.	Any conversion of land use done	NA
g.	Since how long owners owing the Property	13 Years



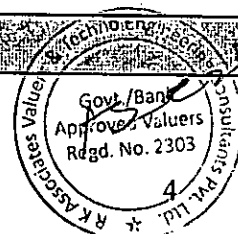
h.	Year of Acquisition/ Purchase	2003	
i.	Property presently occupied/ possessed by	M/s Trading Engineers International Limited	
j.	Title verification	To be done by the Advocate	
k.	Details of leases if any	NA	
l.	Agreements of easements if any	NA	
m.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	Not Available
		Receipt number	Not Available
		Receipt in the name of	Not Available
		Tax amount	Not Available
n.	Any known existing mortgages/ charges/ encumbrances on the property	Yes, To SBI	NA
o.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No information available. Bank to obtain details from the owner.	NA
p.	Any other aspect	NA	
5.	<b>ECONOMIC ASPECTS OF THE PROPERTY:</b>		
a.	Property presently occupied/ possessed by	M/s Trading Engineers International Limited	
b.	Number of tenants	NA	
c.	Reasonable letting value	NA	
d.	Details of ground rent payable	NA	
e.	Amount of monthly rent received	NA	
f.	Expected market monthly rental	NA	
g.	Taxes and other outgoings	NA	
h.	Property insurance	NA	
i.	Monthly maintenance charges	NA	
j.	Security charges, etc.	NA	
k.	Any other aspect	NA	
6.	<b>SOCIO CULTURAL ASPECTS OF THE PROPERTY:</b>		
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)	Industrial area	
7.	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES:</b>		
a.	Utility of spaces provided within the building	Yes	
b.	Car parking facilities	Yes	
c.	Balconies	NA	
d.	Sewerage / sanitation	Yes	
e.	Drainage arrangements	Yes	
f.	Water Treatment Plant	No	
g.	Power Supply	Permanent	Yes/ As per sanctioned load

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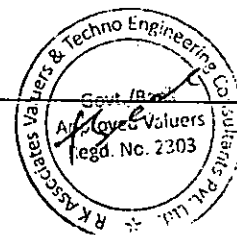


	arrangements	Auxiliary	No
h.	Class of electrical fittings		Industrial
i.	Class of sanitary & water supply fittings		Industrial
j.	System of air conditioning		NA
k.	HVAC system		NA
l.	Fire safety provisions		NA
m.	Security provisions		Yes/ Private security guards
n.	Lift/ Elevators		NA
o.	Compound wall/ Main Gate		Yes
p.	Whether gated society		No
q.	Internal development		
	Garden/ Park/ Land scraping	Water bodies	Internal roads
	NA	NA	Yes
			No
			Yes
8.	<b>INFRASTRUCTURE AVAILABILITY</b>		
a.	Aqua Infrastructure availability		
i	Water Supply	Yes	
ii	Sewerage Treatment Plant (STP)	No	
iii	Storm water drainage	Yes	
b.	Other Physical Infrastructure		
i	Solid waste management	No	
ii	Electricity	Yes	
iii	Road and Public Transport connectivity	Yes	
iv	Availability of other public utilities nearby	Transport, Market, Hospital etc.	
c.	Proximity & availability of civic amenities & social infrastructure		
	School	Hospital	Market
	5 Km.	5 km.	2 km.
			Bus Stop
			1 Km.
			Railway Station
			10 Km.
			Metro
			NA
			Airport
			NA
9.	<b>MARKETABILITY ASPECTS OF THE PROPERTY</b>		
a.	Development of surrounding area	None	NA
b.	Location attributes	Road facing	
c.	Scarcity	Location of the property is good; Land is easily available in this area.	
d.	Other recreation facilities (parks, open spaces etc.)	Yes/ Available in the vicinity	
e.	Market condition related to demand and supply of the kind of the subject property in the area	So many industries running in this area, hence demand of property will be remain in this area.	
f.	Any negativity/ defect/ disadvantages in the property/ location	No	
g.	Any other factors affecting marketability	NA	
10.	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>		

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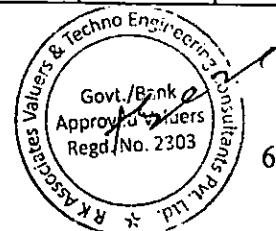
a.	Type of construction & design	GI Shed mounted on iron trusses and brick wall & RCC pillars		
b.	Quality of construction/ Materials and technology used	Regular masonry construction using standard quality material		
		Construction done using Pre-Cast RCC		
c.	Appearance/ Condition of structures	Internal - Good		
		External - Good		
d.	Roof	RCC & Tin Shed		
e.	Type of flooring	PCC,		
f.	Doors/ Windows	Wooden frame & panel doors,		
g.	Floor height	Please refer to Part-B (Covered area Details)		
h.	Maintenance issues	No		
i.	Visible damage in the building if any	No		
j.	Year of construction/ Age of building/ Remaining life expected	2008-09	7-8 Years	50-55 years (Approx.)
k.	Structural safety	Yes		
l.	Protection against natural disasters viz. earthquakes etc.	Not Known		
m.	Is construction as per approved plan	Yes as per approved Building Map/ Plan		
n.	Status of Building Plans/ Maps	Building Plans are approved by the development authority		
o.	Is Building as per approved Map	Yes appears to be as per visual observation		
p.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input checked="" type="checkbox"/> Permissible Alterations	NA	
		<input type="checkbox"/> Not permitted alteration	NA	
q.	Is this being regularized	NA		
<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Standard civil construction material used.		
b.	Provision of rainwater harvesting	NA		
c.	Use of solar heating and lighting systems, etc.	NA		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	NA		
<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>			
a.	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, etc.	Traditional Structure with Simple Looking		



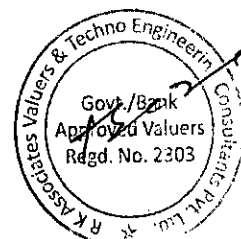
## **PART B – AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area	0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)					
2.	Ground Coverage Area	Permissible (x% of Plot area)	NA				
		Proposed (x%)	NA				
		Present Status	NA				
3.	FAR	Permissible (x% of Plot area)	NA				
		Proposed (x%)	NA				
		Present Status	NA				
4.	Constructed Area (As per IS 3861-1966)	Covered Area	124870.13 sq.ft.				
S.No.	Block Name	Total Slabs/ Floors	Floor wise Height	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq.ft)
1	Washing Room	Single	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	200.87
2	Pantry	SINGLE	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	64
3	Store	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	157.28
4	Kitchen	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	288.89
5	Fabrication Shed-I	SINGLE	40 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure	Average	26771.87
6	Dining Hall	SINGLE	12 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	2337
	Working Shed	SINGLE	40 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	28800
7	Bond Room	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	375
8	Testing Room	SINGLE	18.9 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	772.5
9	Panels Assembling Shed	SINGLE	9.6 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3600
10	Toilet Block	SINGLE	10 FT	2008	RCC load bearing structure on beam column and 9" brick walls	Average	262.5

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11	Passage	SINGLE	18.9 Ft.	2015	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	345.31
12	R.M. Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3990
13	Phosphating Area	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3877.5
14	Chemical Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	671
15	Stuffing Room	SINGLE	18.9 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	991.87
16	Conference Room	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	287.5
17	Office	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	196.56
19	Cabin	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	268.11
20	Fabrication Shed-II	SINGLE	35 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	44321.18
21	C.N.C. Shop	SINGLE	14 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3900
22	Comp. Shed	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	900
23	Toilet Block	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	298.69
24	Store	SINGLE	9.3 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	1192.5
<b>Total</b>							<b>124870.13</b>





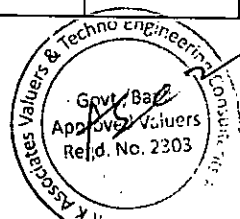
## PART C – VALUATION OF THE PROPERTY

A. PROCEDURE OF VALUATION		
(a)	Scope of the Valuation	To assess fair market value
(b)	Valuation Type	Land & Building Value
(c)	Valuation Methodology	Market Rate Approach
(d)	Property Use Factor	Industrial (x2)
(e)	Category of the Locality	Good

B. VALUATION OF LAND			
Applicable			
	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)
(a)	Prevailing Market Rate range	Rs.3,800/- per sq. mtr.	Rs.2,500/- to Rs.3,000/- per sq. mtr.
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	Circle Rate List of Tehsil Roorkee/ Bhagwanpur For the Year 2016-17	As per general market trend and enquiries made in the area.
(c)	Rate adopted considering all characteristics of the land*	Rs.3,800/- per sq. mtr.	Rs.2,700/- per sq. mtr.
(d)	Total Land Area considered (documents vs site survey whichever is less)	0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)	0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)
(e)	Total Value of land (A)	9610 X Rs.3,800/- per sq. mtr.	9610 X Rs.2,700/- per sq. mtr.
		Rs.3,65,18,000/-	Rs.2,59,47,000/-

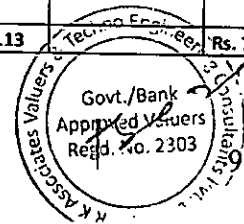
C. VALUATION OF BUILDING CONSTRUCTION									
S.No.	Block Name	Total Slabs/ Floors	Floor wise Height	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq.ft)	Rate Adopted (in sq.ft.)	Depreciated Market Value
1	Washing Room	Single	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	200.87	Rs. 500.00	Rs. 100,435.00
2	Pantry	SINGLE	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	64	Rs. 550.00	Rs. 35,200.00
3	Store	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	157.28	Rs. 500.00	Rs. 78,640.00
4	Kitchen	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	288.89	Rs. 550.00	Rs. 158,889.50
5	Fabrication Shed-I	SINGLE	40 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure	Average	26771.87	Rs. 625.00	Rs. 16,732,418.75

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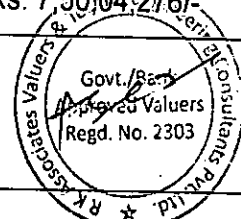
6	Dining Hall	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	2337	Rs. 525.00	Rs. 1,226,925.00
7	Working Shed	SINGLE	40 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	28800	Rs. 625.00	Rs. 18,000,000.00
8	Bond Room	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	375	Rs. 500.00	Rs. 187,500.00
9	Testing Room	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	772.5	Rs. 500.00	Rs. 386,250.00
10	Panels Assembling Shed	SINGLE	9.6 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3600	Rs. 550.00	Rs. 1,980,000.00
11	Toilet Block	SINGLE	10 FT	2008	RCC load bearing structure on beam column and 9" brick walls	Average	262.5	Rs. 500.00	Rs. 131,250.00
12	Passage	SINGLE	18.9 Ft.	2015	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	345.31	Rs. 420.00	Rs. 145,030.20
13	R.M. Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3990	Rs. 525.00	Rs. 2,094,750.00
14	Phosphating Area	SINGLE	18.9 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3877.5	Rs. 525.00	Rs. 2,035,687.50
15	Chemical Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	671	Rs. 550.00	Rs. 369,050.00
16	Stuffing Room	SINGLE	18.9 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	991.87	Rs. 600.00	Rs. 595,122.00
17	Conference Room	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	287.5	Rs. 700.00	Rs. 201,250.00
18	Office	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	196.56	Rs. 700.00	Rs. 137,592.00
19	Cabin	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	268.11	Rs. 650.00	Rs. 174,271.50
20	Fabrication Shed-II	SINGLE	35 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	44321.18	Rs. 610.00	Rs. 27,035,919.80
21	C.N.C. Shop	SINGLE	14 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3900	Rs. 525.00	Rs. 2,047,500.00
22	Comp. Shed	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	900	Rs. 450.00	Rs. 405,000.00
23	Toilet Block	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	298.69	Rs. 500.00	Rs. 149,345.00
24	Store	SINGLE	9.3 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	1192.5	Rs. 500.00	Rs. 596,250.00
25	Total						124870.13	Rs. 75,004,276.25	

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<b>D. CONSOLIDATED VALUE</b>			
	<b>Description</b>	<b>Value by adopting</b>	
	<b>Valuation of the Property</b>	<b>GLR (Rs.)</b>	<b>PMR (Rs.)</b>
(a)	Land (A)	Rs.3,65,18,000/-	Rs.2,59,47,000/-
(b)	Building (B)	NA	Rs. 7,50,04,276/-
(c)	Other architectural aesthetic developments, improvements (add lump sum cost)	NA	Rs.5,00,000/-
(d)	<b>Total (Add (A+B))</b>	Rs.3,65,18,000/-	Rs. 10,14,51,276/-
(e)	<b>Rounded Off</b>	----	Rs. 10,14,50,000/-
(f)	<b>Realizable/ Fetch Value</b> (Less 20% of Total Value)	----	Rs.8,11,60,000/-
(g)	<b>Distress Sale Value</b> (Less 30% of Total Value)	----	Rs. 7,10,15,000/-
(h)	<b>Construction Cost for Insurance Purpose</b>	----	Rs. 7,50,04,276/-

**(Rupees Ten Crore Fourteen Lacs Fifty Thousand Only)**



<b>REMARKS</b>	
1.	<b>Basis of Valuation:</b> Sales approach as per the market trend based on location & other property characteristics
2.	<b>Best rates</b> are adopted rationally considering many factors like nature of land, location, approach, market situation and trends. Information about the average rates are taken from the property agents, recent deals, demand-supply, internet postings.
3.	<b>Construction rates</b> are adopted as per existing condition, specifications and after calculating depreciation & improvements done over the period of years.
4.	<b>PMR Value:</b> Best sellable Value that is paid in the market for the property when the buyer gets all the ownership rights of the property and property is free from any external/ internal encumbrance or defects like mortgage, tenancy, illegal possession, lease hold, situated in area proposed to be sealed by State/Central Government or Court and other factors like location, nearby development, etc
5.	<b>Realizable/ Fetch Value:</b> Best sellable value that can be arrived for the property having any of the above external/ internal encumbrances or defects. It may vary from PMR value from case to case basis.

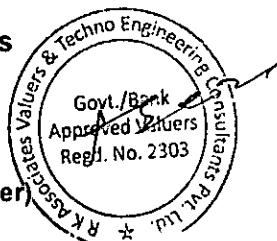
## **PART D – DISCLAIMER & DECLARATION**

1. The information provided is true and correct to the best of my knowledge and belief.
2. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and the information came to knowledge during the course of the work.
3. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
4. I/ firm abide by the Code of Conduct as provided by the above referred Handbook.
5. I/ firm is a 'valuer' as per the provisions of the above referred Handbook in Category "Land & Building/ Plant & Machinery" and fulfill the education, experience and other criteria laid out therein.
6. I/ firm is an approved Valuer under SARFAESI Act – 2002 and I am approved by the Bank.
7. No employee or member of R.K Associates has any direct/ indirect interest in the property.
8. Our authorized representative Mr. Vibhor has inspected the subject property on 06.08.2016
9. This report is prepared based on the documents/ information provided to us by the owner/ financier and we assume that all such information is true and correct. Distortion or misrepresentation of any facts in any form will lead to cancellation of this report right away.
10. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
11. Legal aspects are not considered in this report. It's taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before moving for the project tie-up report.
12. Value varies with the purpose/ date/ condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in this Report.
13. This valuation work is undertaken by our Civil Engineer on the request from State Bank of India, Commercial Branch, New Delhi.

**For R.K Associates**

**Er. R.K Agarwal**

**(Director/ Chief Valuer)**



Place: New Delhi

Date: 25.08.2016

Note: This report contains 13 pages

### **Annexures with the Report:**

1. *R.K Associates important Notes*
2. *Location Map*
3. *Photographs*

### **For Internal Use Only**

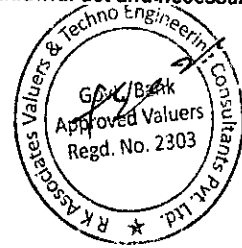
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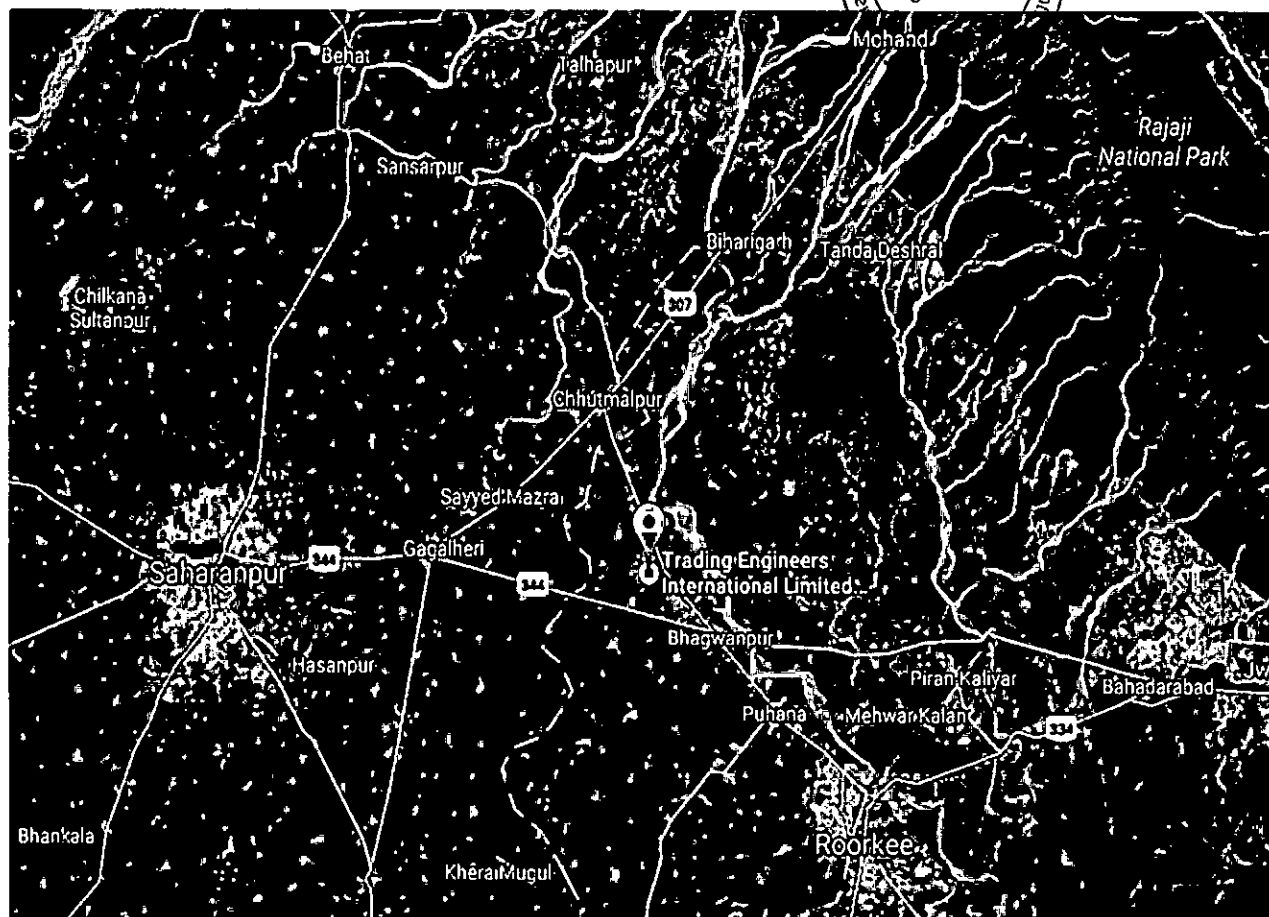
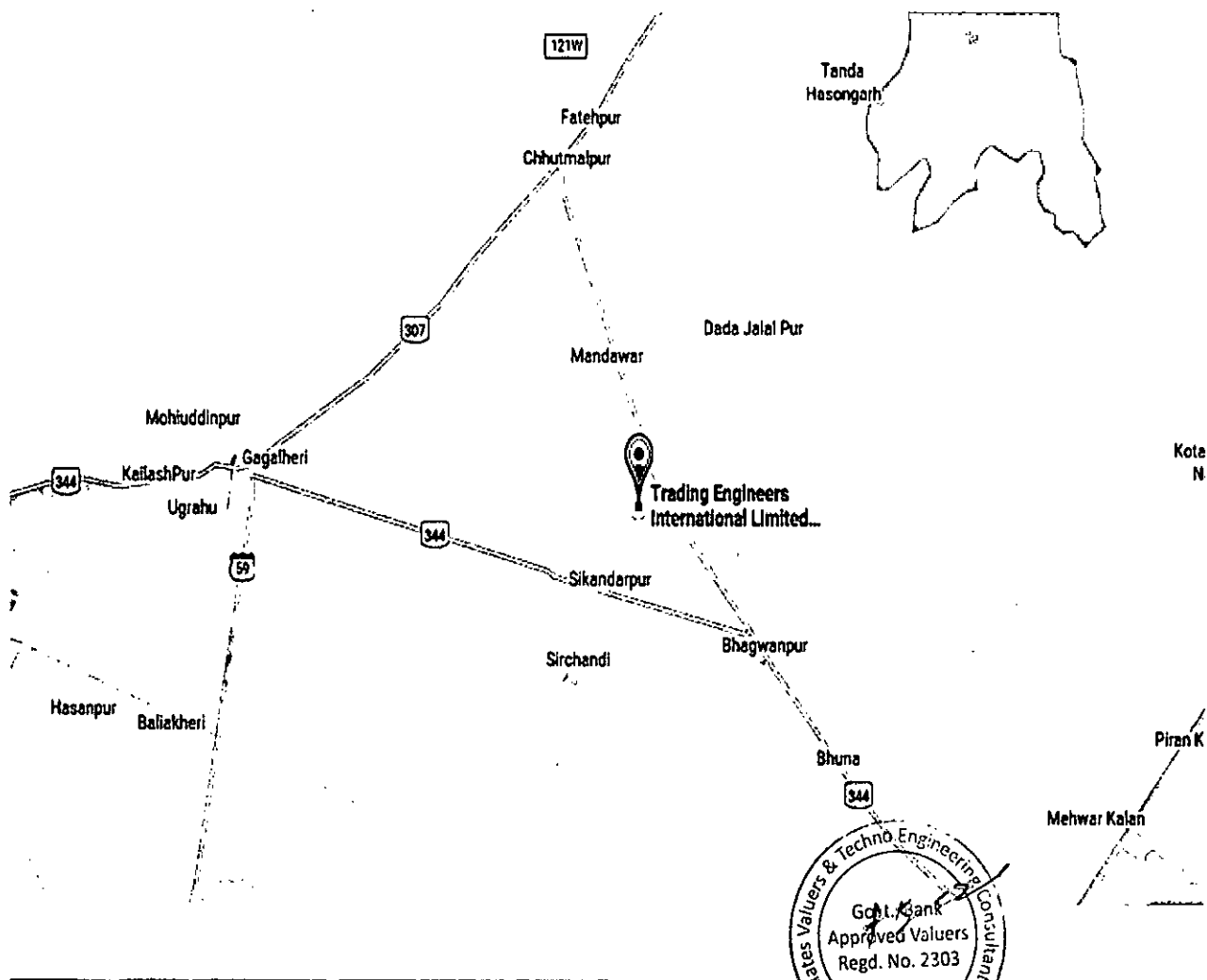
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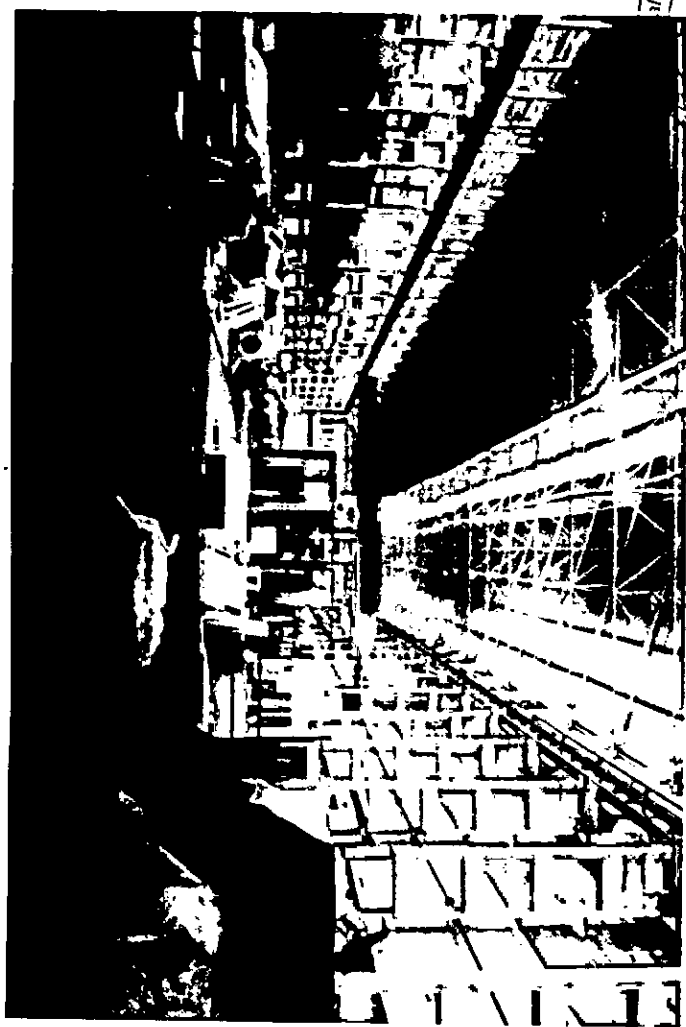
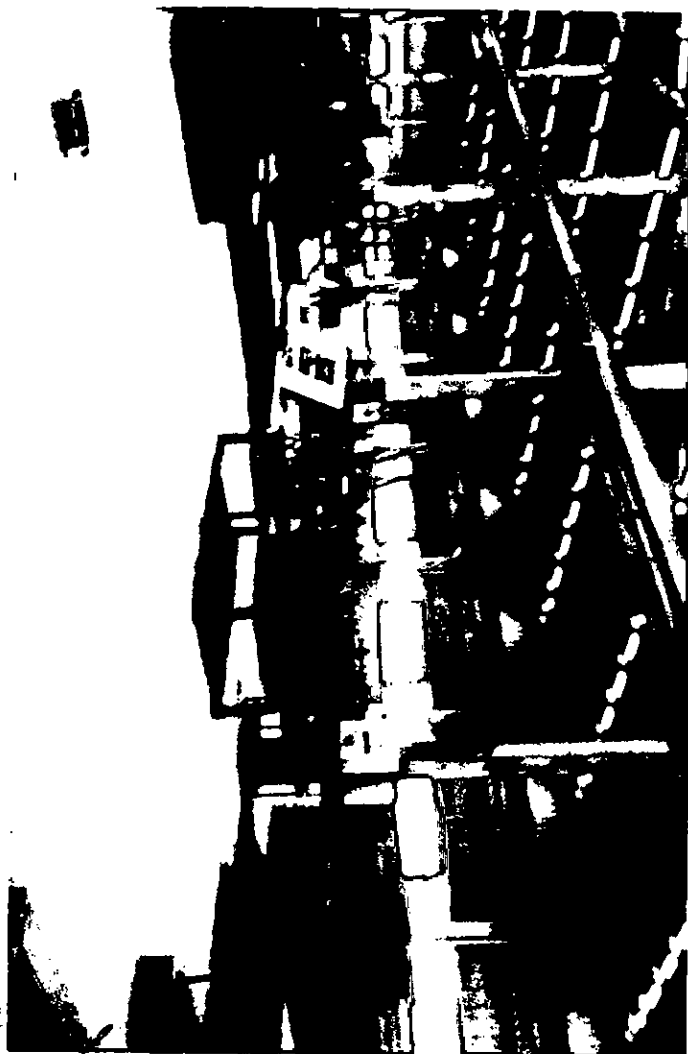
**REVIEWED BY: HOD Valuations**

**R.K ASSOCIATES IMPORTANT NOTES:**

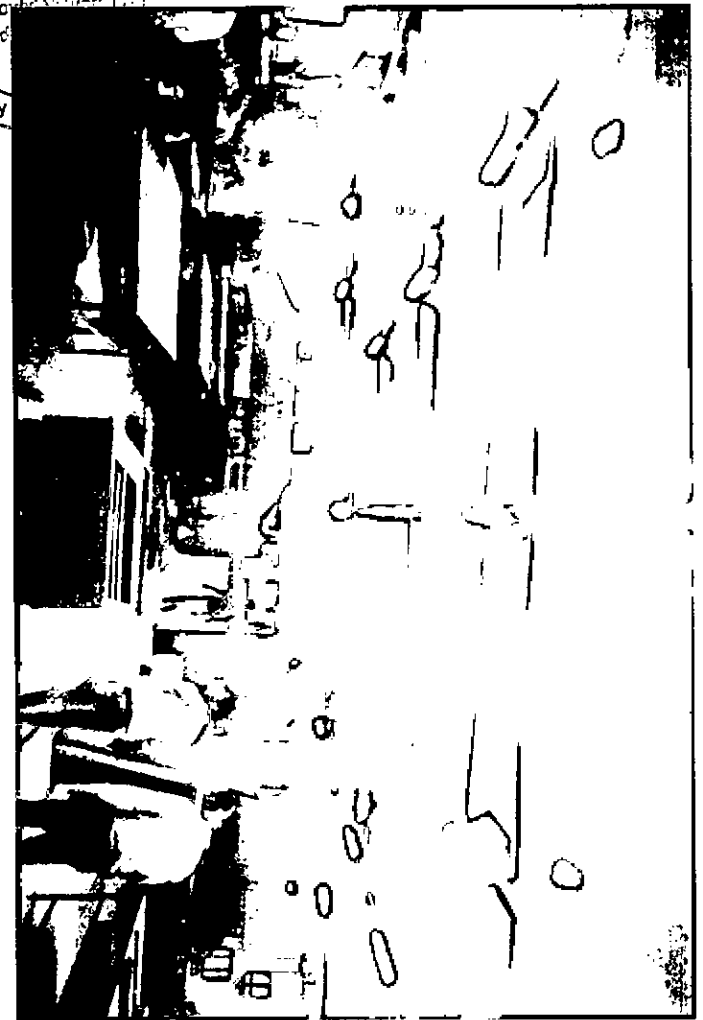
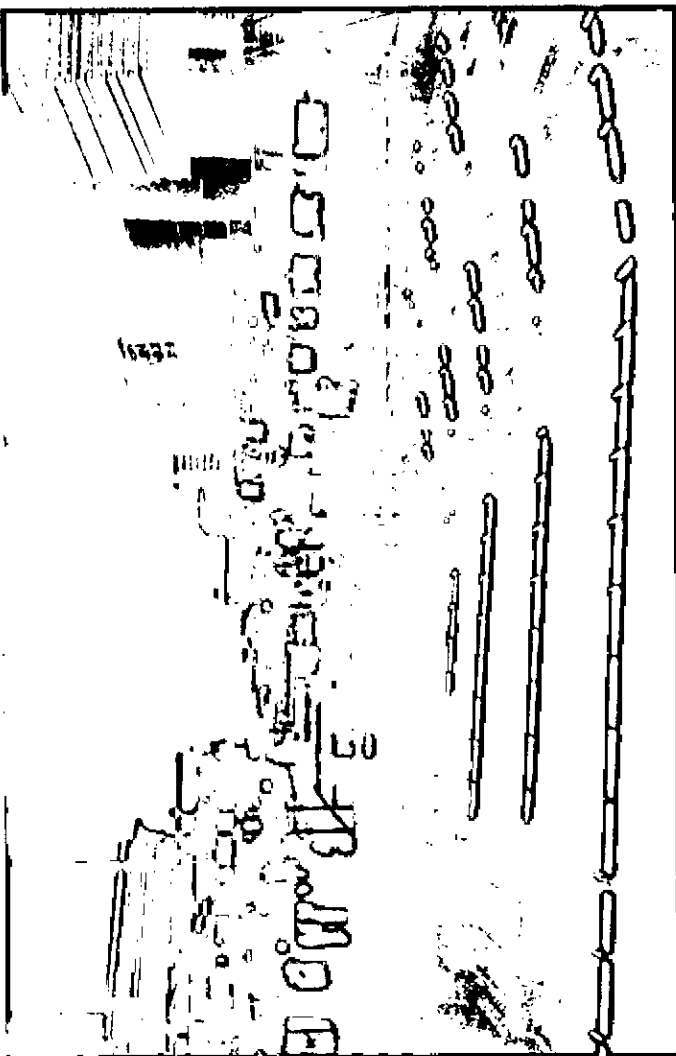
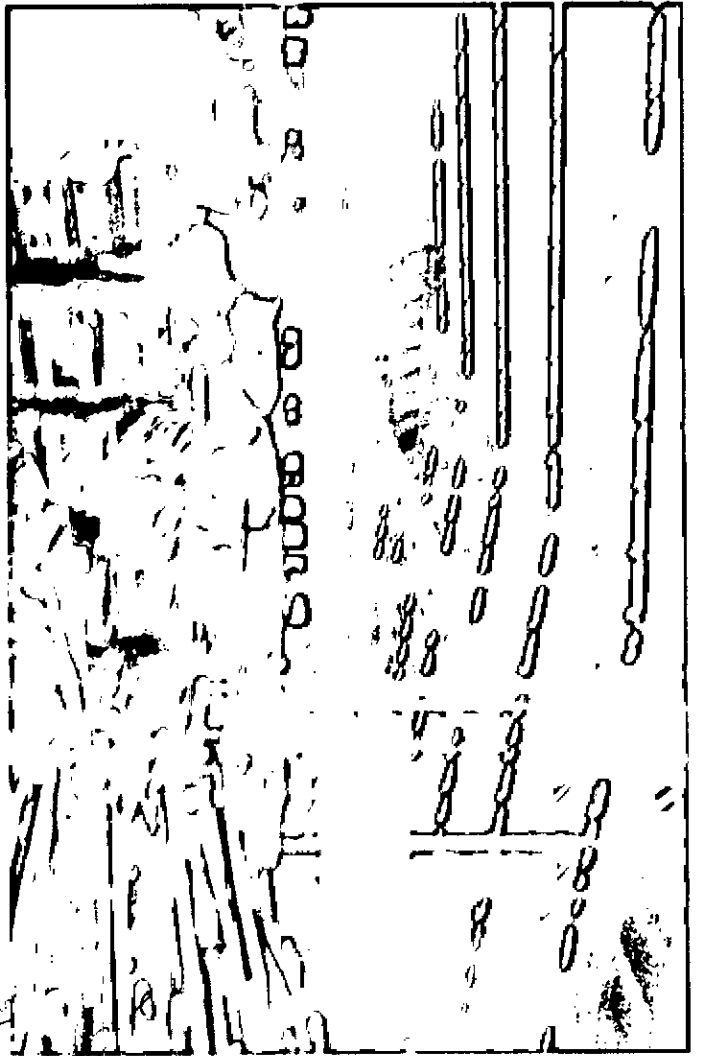
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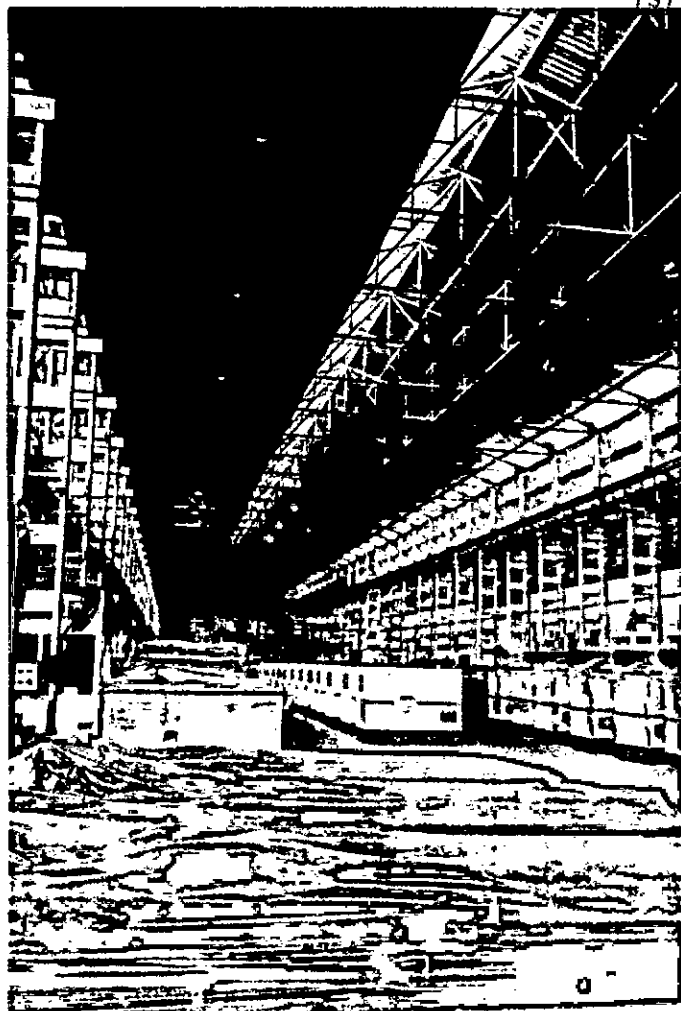
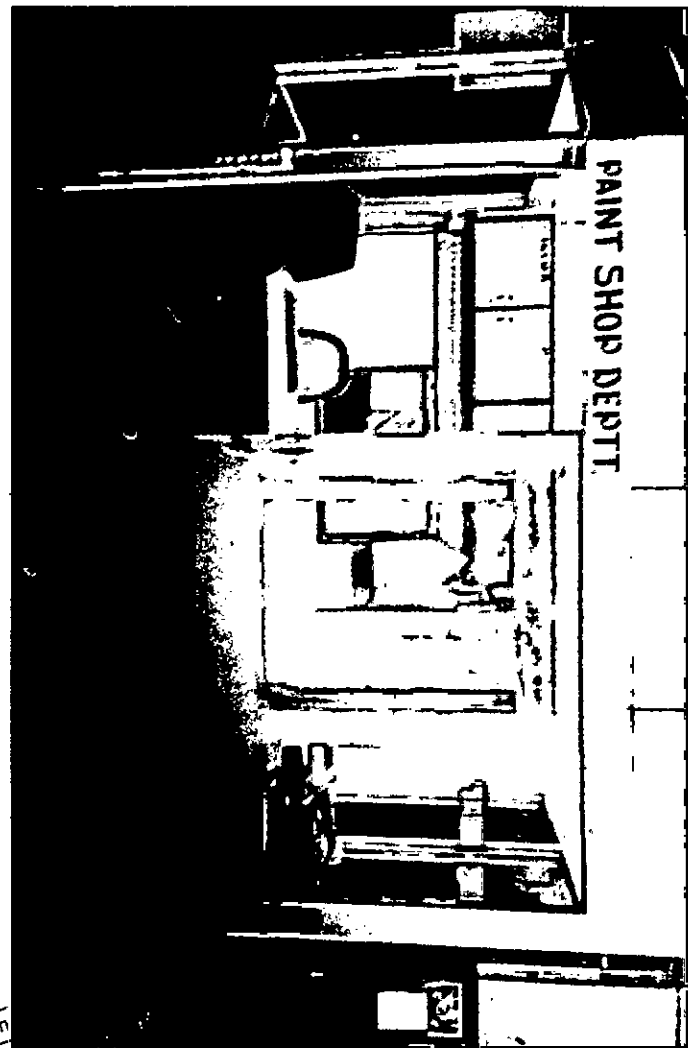




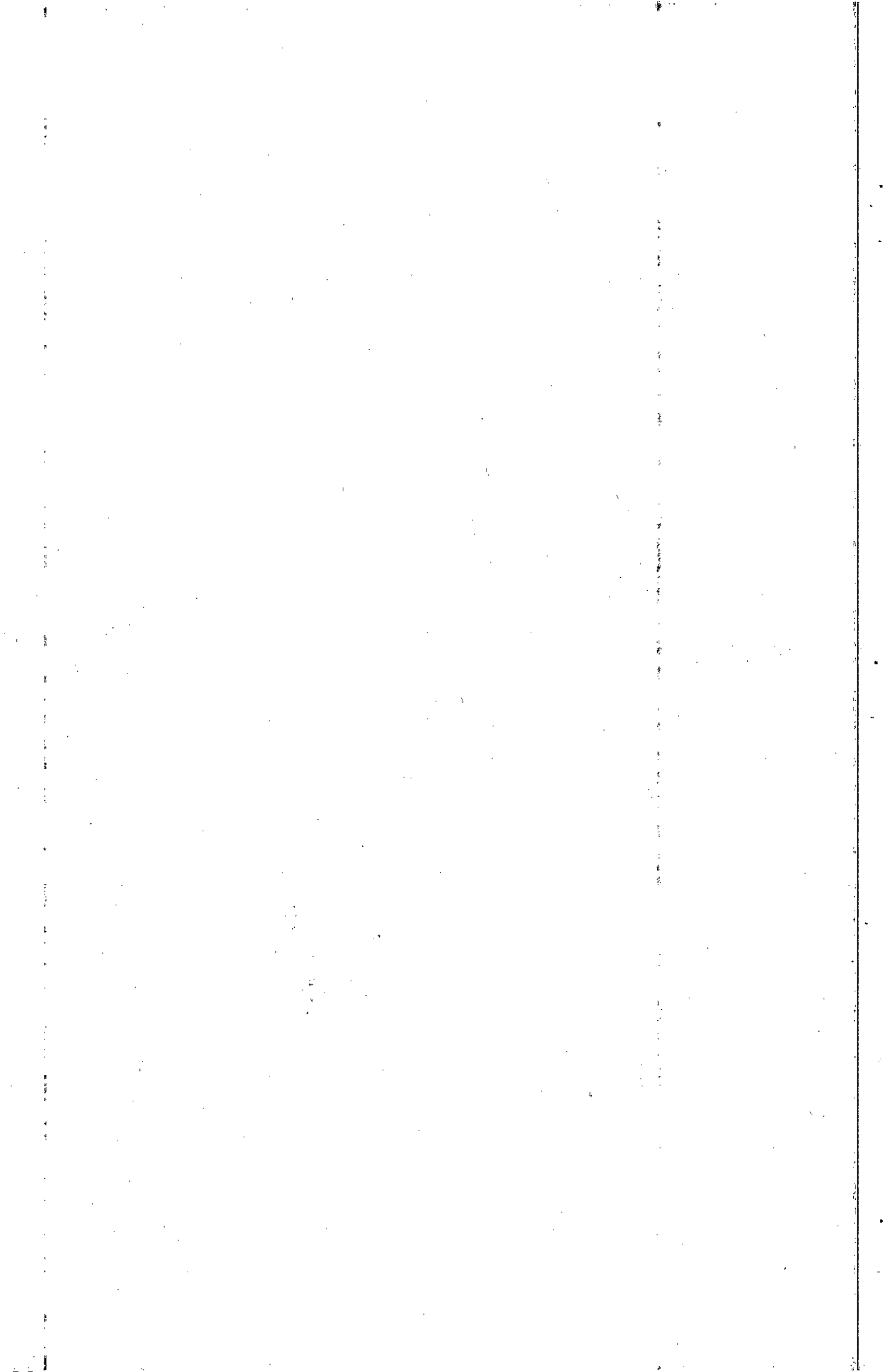
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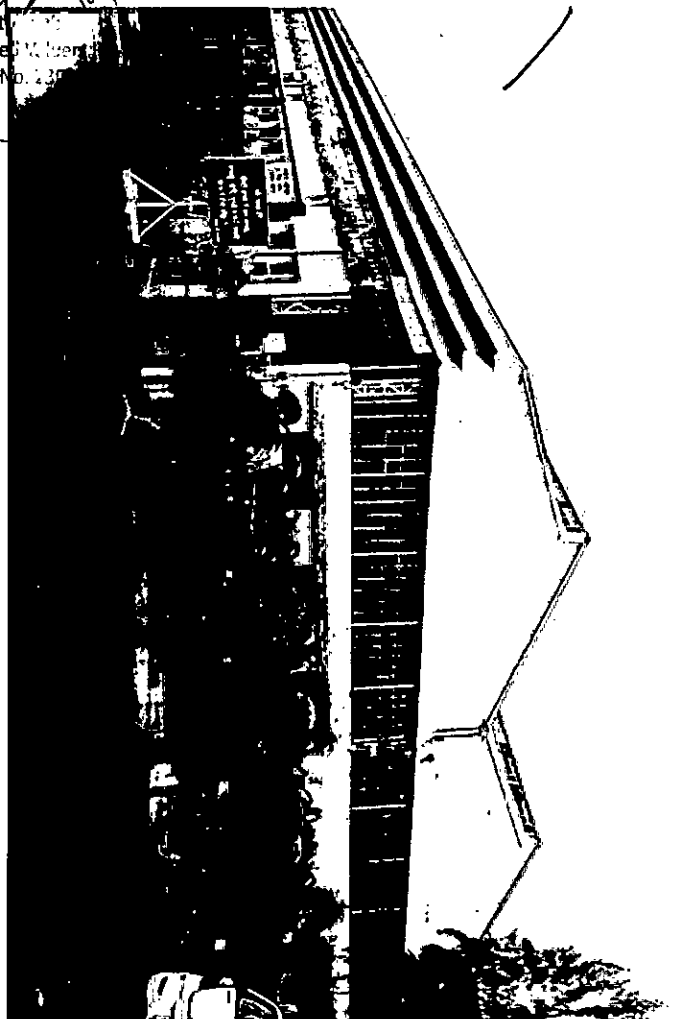
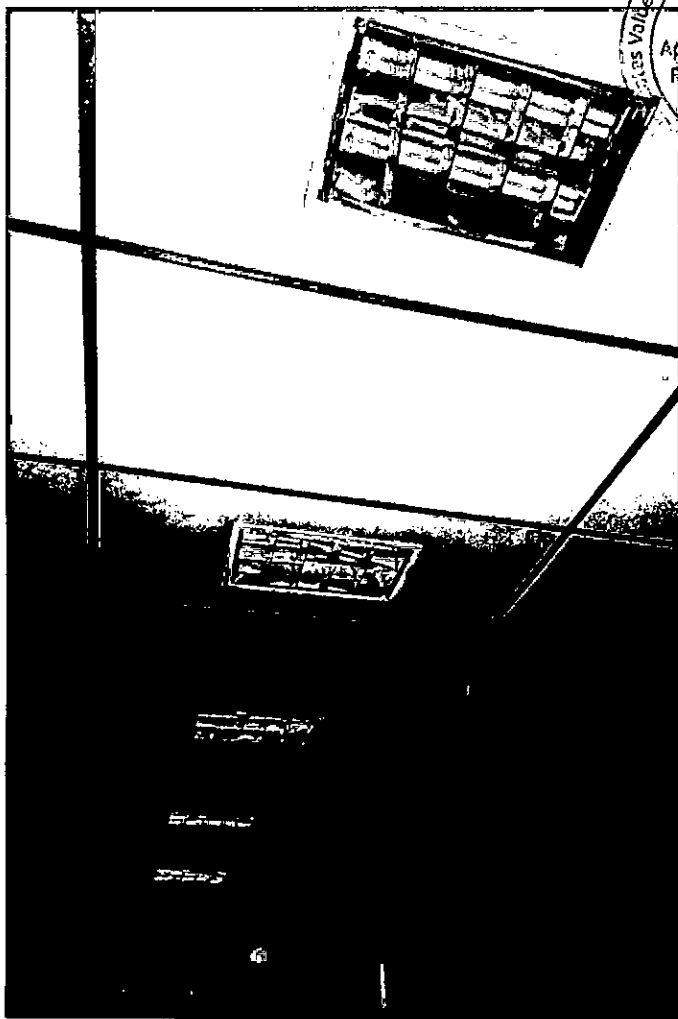







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 (डा० अभिवेक त्रिपाठी)  
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