

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

FILE NO. RKA/FY20-21/DDN-164

DATED:03/09/2020

# **VALUATION ASSESSMENT**

## **OF**

# **COMMERCIAL OFFICE UNIT**

**SITUATED AT**

**ALL THAT PROPERTY BEARING NO. 121, SITUATED AT RAJPUR ROAD, JAKHAN,  
DEHRADUN**

**OWNER/S**

**MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED**

**A/C: MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED**

Choose a building block.

**REPORT PREPARED FOR  
STATE BANK OF INDIA, SME BRANCH, DEHRADUN**

***\*\*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](http://www.rkassociates.org) for reference.**

***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.***

## VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

### ASSET/ PROPERTY UNDER VALUATION



**SITUATED AT**

**ALL THAT PROPERTY BEARING NO. 121, SITUATED AT RAJPUR ROAD, JAKHAN,  
DEHRADUN**

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

## VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank Of India, SME Branch, Dehradun
Name of Customer (s)/ Borrower Unit	Mr. Safeer Ahmed S/O Mr. Khaliq Ahmed Mr. Mohd. Shariq S/O Mr. Safeer Ahmed

1.	Customer Details				
i.	Name	Mr. Safeer Ahmed S/O Mr. Khaliq Ahmed Mr. Mohd. Shariq S/O Mr. Safeer Ahmed			
ii.	Application No.	NA			
2.	Property Details				
i.	Address	All That Property Bearing No. 121, Situated At Rajpur Road, Jakhan, Dehradun			
ii.	Nearby Landmark	Near- English Wine Shop & K.C. Soup Bar			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 30°21'35.9"N 78°04'02.6"E			
iv.	Independent access to the property	Clear independent access is available			
v.	Type of ownership	Joint ownership			
vi.	Constitution of the Property	Free Hold			
vii.	Is the property merged or colluded with any other property	Yes			
		Comments:			
3.	Document Details	Status	Name of Approving Auth.		Approval No.
i.	Layout Plan	Not available	MDDA		---
ii.	Building plan	Not available	MDDA		---
iii.	Construction Permission	Not available	MDDA		---
iv.	Legal Documents	Available	Sale Deeds- 4 nos	1 Relinquishment Deed	None
4.	Physical Details of the Property				
i.	Adjoining Properties	Directions	As per Sale Deed/TIR		Actual found at Site
		North	Prop of Mrs. Kusum Jaiswal		Prop Of Mr. Jaiswal
		South	Prop of Mr. Manmohan Jaiswal		Prop Of Mr. Jaiswal
		East	Prop of Mr. Manmohan Jaiswal		Prop Of Mr. Jaiswal
		West	Rajpur Road		Rajpur Road
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Commercial as per property documents			
v.	Type of Property	Commercial Office			
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	NA	NA	NA	NA	Office Space
vii.	Total no. of floors of the property	1 (Ground Floor)			
viii.	Floor on which the property is located	Ground Floors			
ix.	Approx. age of the property	Approx. 60-65 years old, but renovation has been done within last 4-5 years years			
x.	Residual age of the property	Approx. 30-35 years, subject to proper and timely maintenance.			
xi.	Type of structure	RCC load bearing structure			
xii.	Condition of the Structure	Average			

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

xiii.	Finishing of the building	Average
<b>5.</b>	<b>Tenure/ Occupancy/ Possession Details</b>	
i.	Property presently possessed/ occupied by	Legal Owner
ii.	Status of Tenure	NA.
iii.	No. of years of occupancy	NA
iv.	Relationship of tenant or owner	NA
<b>6.</b>	<b>Stage of Construction</b>	Constructed property in use
	If under construction then extent of completion	
<b>7.</b>	<b>Violation in the property</b>	
	<b>i. Violation if any observed</b>	<b>ii. Nature and extent of violation</b>
	<b>iii. Any other negativity, defect or drawback in the property</b>	
	No	NA
		No

8.	AREA DETAILS OF THE PROPERTY		
i.	Land area (as per documents/ site survey, whichever is less) (Not considered since this is a Built-up Dwelling Unit Valuation)		
	Area as per documents	Area as per site survey	Area considered for Valuation
	NA	NA	NA
	Area adopted on the basis of		
	Remarks & Observations	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	Area as per site survey	Area considered for Valuation
	Total Area (adding area of all 4  deeds)= 38.66 sq. mtr.	418 sq. ft.	38.66 sq. mtr/ 418 sq. ft.
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & Observations	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	Built-up unit value (sold-purchased as a seperate dwelling unit)		Commercial Office Value	
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.			
iii.	Property Use factor	Current Use		Highest & Best Use	
		Commercial		Commercial	
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	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
vi.	Property location category	City	Locality	Property location	Floor Level

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

	factor	Categorization	Categorization	classification	At Ground Floor of the building including G.F. & F.F
		Scale-B City	Good	Good location within locality	
		Urban developed	Within high foot fall commercial market	On Wide Road	
		<b>Property Facing</b>	West Facing	None	
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the property	None			
ix.	Property overall usability Factor	Normal			
x.	Comment on Property Saleability Outlook	Easily sellable			
xi.	Comment on Demand & Supply in the Market	High demand of such kind of properties but availability is less			
xii.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; 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 &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; 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	<b>Govt. Guideline Value: Collector rates of Dehradun</b>			
		<b>Market Value:</b> Market Comparable Sales approach			
		<p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area</i></p>			

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

	<p>from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</p> <p>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.</p> <p>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market researches and does not split into formal &amp; informal payment components.</p> <p>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.</p> <p>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.</p> <p>Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation &amp; deterioration factor as per its existing condition &amp; specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.</p> <p>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.</p> <p>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 &amp; strength.</p> <p>Sale transaction method of the asset is assumed as free market transaction while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset.</p> <p>Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>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.</p> <p><b>Fair Market Value<sup>#</sup></b> suggested by the competent Valuer <u>is that prospective estimated amount</u> in his expert &amp; prudent opinion of the subject asset/ property without any prejudice after he has carefully &amp; exhaustively evaluated the facts &amp; 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 &amp; unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.</p> <p>Forced, under compulsion &amp; constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.</p> <p><b>Realizable Value<sup>^</sup></b> is the minimum prospective estimated value of the property which</p>
--	---

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

		<p>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 &amp; 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 &amp; the seller.</p> <p><b>Forced/ Distress Sale Value*</b> 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 &amp; salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness &amp; 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.</p> <p><b>Liquidation Value</b> 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.</p> <p><b>Difference between Cost, Price &amp; Value:</b> 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 &amp; legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity &amp; confusion in the minds of the user of this report.</p> <p>The <b>Cost</b> of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The <b>Price</b> is the amount paid for the procurement of the same asset.</p> <p>The <b>Value</b> 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 &amp; needs of the buyer &amp; seller, saleability outlook, usability factor, market perception &amp; reputation. needs of the buyer &amp; seller, saleability outlook, usability factor, market perception &amp; reputation.</p> <p>Therefore in actual for the same asset/ property, cost, price &amp; value remain different since these terms have different usage &amp; meaning.</p>																					
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)	<table> <tr> <td>1.</td><td>Name:</td><td>Earth Property and construction</td></tr> <tr> <td></td><td>Contact No.:</td><td>099278 65406</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>500 sq ft</td></tr> <tr> <td></td><td>Location:</td><td>Jakhan, Rajpur Road</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Rs.22,000/- to Rs 25,000/- per sq. ft</td></tr> <tr> <td></td><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</td></tr> </table>	1.	Name:	Earth Property and construction		Contact No.:	099278 65406		Nature of reference:	Property Consultant		Size of the Property:	500 sq ft		Location:	Jakhan, Rajpur Road		Rates/ Price informed:	Rs.22,000/- to Rs 25,000/- per sq. ft		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
1.	Name:	Earth Property and construction																					
	Contact No.:	099278 65406																					
	Nature of reference:	Property Consultant																					
	Size of the Property:	500 sq ft																					
	Location:	Jakhan, Rajpur Road																					
	Rates/ Price informed:	Rs.22,000/- to Rs 25,000/- per sq. ft																					
	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																					

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

				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 subsidies.	
		2.	Name:	Vivek Kumar	
			Contact No.:	+91- 9412053456	
			Nature of reference:	Property Consultant	
			Size of the Property:	Around 600 sq ft	
			Location:	Jakhan, Rajpur Road	
			Rates/ Price informed:	Rs.20,000/- to Rs 25,000/- per sq. ft	
			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 subsidies 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 subsidies.	
		3.	Name:	Vikas Kapoor	
			Contact No.:	9958155388	
			Nature of reference:	Property Consultant	
			Size of the Property:	400 sq ft	
			Location:	Jakhan, Rajpur Road	
			Rates/ Price informed:	. Rs.18,000/- to Rs 25,000/- per sq. ft	
			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 subsidies 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 subsidies.	
	NOTE: The given information above can be independently verified to know its authenticity.				
xvii.	Adopted Rates Justification	As per conversation held with the above mentioned property dealers, we came to know that the rates in this vicinity varied from Rs.18,000/- to Rs.25,000/- per sq.ft. in pre-lockdown period On further conversation dealers said that the rates varied on the basis of size and shape of plot, facing, road width and distance of the property from the main road. Keeping all those factors into the consideration that may affect the value of this property irregular in shape, we have adopted the rate of Rs. 19,000/- per sq.ft. which seems to be reasonable in our view.			

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

		<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 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.</p>
--	--	--

B.	VALUATION CALCULATION			
a.	GUIDELINE/ CIRCLE VALUE			
i.	Land Value (Not considered since this is a built-up unit valuation)	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)
		NA	NA	NA
	Total Land Value (a)	NA		
		NA		
ii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC load bearing structure	Class B construction (Good)	Construction around 65 years old
		Rate range	Rate adopted	Covered Area
	Rs 1,23,500/- per sq.mtr	Rs 1,23,500/- per sq.mtr	38.66 sq mtr/ 418 sq.ft	
	Total Construction Estimated Depreciated Replacement Value (b)	Rs 1,23,500/- per sq.mtr X 38.66 sq.mtr		
		Rs 47,74,510/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)			
b.	INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE			
i.	Land Value (Not considered since this is a built-up unit valuation)	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)
		NA	NA	NA

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

	<b>Total Land Value (a)</b>	NA		
		NA		
ii.	<b>Construction Depreciated Replacement Value</b>	<b>Built-Up unit value</b>		
		<b>Structure Type</b>	<b>Construction category</b>	<b>Structure Condition</b>
		RCC load bearing structure	Class B construction (Good)	Average
		<b>Age Factor</b>		<b>Covered Area</b>
		Around 65 years old structure		38.66 sq mtr/418 sq.ft
		<b>Rate range</b>		<b>Rate adopted</b>
		Rs 18,000/- to Rs 25,000/- per sq.ft		Rs 19,000/- per sq.ft
	<b>Total Built-up Dwelling Unit Value Value (b)</b>	Rs 19,000/- per sq ft X 418 sq.ft		
		<b>Rs 79,42,000/-</b>		
iii.	<b>Add extra for Architectural aesthetic developments, improvements (c)</b> <i>(add lump sum cost)</i>	NA		
iv.	<b>Add extra for fittings &amp; fixtures (d)</b> <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	NA		
v.	<b>Add extra for services(e)</b> <i>(water, electricity, sewerage, main gate, boundary, lift, etc.)</i>	NA		
vi.	<b>TOTAL VALUE: (a+b+c+d+e)</b>	<b>Rs 79,42,000/-</b>		
vii.	<b>Additional Premium if any</b>			
	<b>Details/ Justification</b>			
viii.	<b>Deductions charged if any</b>			
	<b>Details/ Justification</b>			
ix.	<b>TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)</b>	<b>Rs 79,42,000/-</b>		
x.	<b>ROUND OFF</b>	<b>Rs 80,00,000/-</b>		
xi.	<b>IN WORDS</b>	<b>Rupees Eighty Lakhs Only</b>		
xii.	<b>EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)</b>	<b>Rs.68,00,000/-</b>		
xiii.	<b>EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)</b>	<b>Rs.60,00,000/-</b>		
xiv.	<b>VALUE FOR THE INSURANCE PURPOSE</b>	<b>Rs 4,00,000/-</b>		
xv.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	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.	<b>Concluding comments &amp; Disclosures if any</b>	<div>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 &amp; 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.</div> <div>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 on our assumptions and limiting conditions. All such information provided to</div>		

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

		<p>us has been relied upon in good faith and we have assumed that it is true and correct.</p> <p>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.</p> <p>4. This report only contains technical &amp; market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>5. This report is prepared following our Standard Operating Procedures &amp; Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
--	--	---

10.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
i.	Qualification in TIR/Mitigation Suggested, if any: <b>Cannot comment since copy of TIR not available to us</b>
ii.	Is property SARFAESI compliant: <b>Yes, but all the portions constituting this property as a whole, not individually.</b>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>No</b>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <b>No mortgaged as yet most probably</b>
v.	Details of last two transactions in the locality/area to be provided, if available: <b>Information couldn't be found.</b>
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.
	<p>a. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.</p> <p>b. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.</p> <p>c. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.</p>

11.	DECLARATION			
	i. The property was inspected by our authorized surveyor on 27 August 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 <b>State Bank Of India, Small Medium Enterprise Branch, Dehradun</b>			
12.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092		
13.	Enclosed Documents	S.No.	Documents	No. of Pages
		i.	General Details	
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	
		iii.	Google Map	
		iv.	Photographs	
		v.	Copy of Circle Rate	
		vi.	Survey Summary Sheet	

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

		vii.	Valuer's Remark	
		viii.	Copy of relevant papers from the property documents referred in the Valuation	
14.	Total Number of Pages in the Report with Enclosures			
15.	Engineering Team worked on the report	SURVEYED BY: AE Deepak Joshi		
		PREPARED BY: AE Zaid Ebne Mairaj		
		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](mailto: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](mailto: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.**

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

## GENERAL DETAILS – ANNEXURE-II

1.	Report prepared for	Bank		
2.	Name & Address of the Organization	State Bank Of India, SME Branch, Dehradun		
3.	Name of Borrower	Mr. Safeer Ahmed S/o Mr. Khaliq Ahmed Mr. Mohd. Shariq S/O Mr. Safeer Ahmed		
4.	Credit Analyst	Mr. Jitendar Kumar Dahiya(☎-9812157575)		
5.	Type of Loan	Business Loan		
6.	Report Format	V-L1 (Basic)   Version: 8.0_2019		
7.	Date of Valuation	3 September 2020		
8.	Date of Survey	27 August 2020		
9.	Type of the Property	Commercial Office		
10.	Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).		
11.	Type of Valuation	Commercial Office value		
12.	Report Type	Plain Asset Valuation		
13.	Surveyed in presence of	Owner's representative	Name:	Mr. Hemant Agarwal (☎-9758007457)
14.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
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	a. Legal aspects of the property have to be taken care by legal expert/ advocate. b. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by legal expert/ advocate. c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. e. Measurement verification is only limited upto sample random measurement against the documents produced to us. f. Drawing Map & design of the property is out of scope of the Valuation services.		
17.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>04</b> documents requested.	Total <b>02</b> documents provided.	
		Agreement to Sell	4 Sale Deeds	Dated-15/12/2011 15/04/2005, 07/03/2000, 17/12/1998
		Copy of TIR	Relinquishment Deed – 1 no.	Dated-25/08/2020
		Allotment Papers	None	
		Last paid Municipal Tax Receipt	None	
		None	None	
18.	Documents received from	Bank		
19.	Identification of the property (Identification of the property is only	<input type="checkbox"/>	Cross checked from the boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	From Schedule of the properties	

## VALUATION ASSESSMENT





MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

	<i>limited to cross verification from its boundaries at site if mentioned in the provided documents).</i>	<input checked="" type="checkbox"/>	Identified by the owner/ owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
20.	Enclosures	<b>I. Valuation Report as per SBI Format Annexure-1</b> 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 x		

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

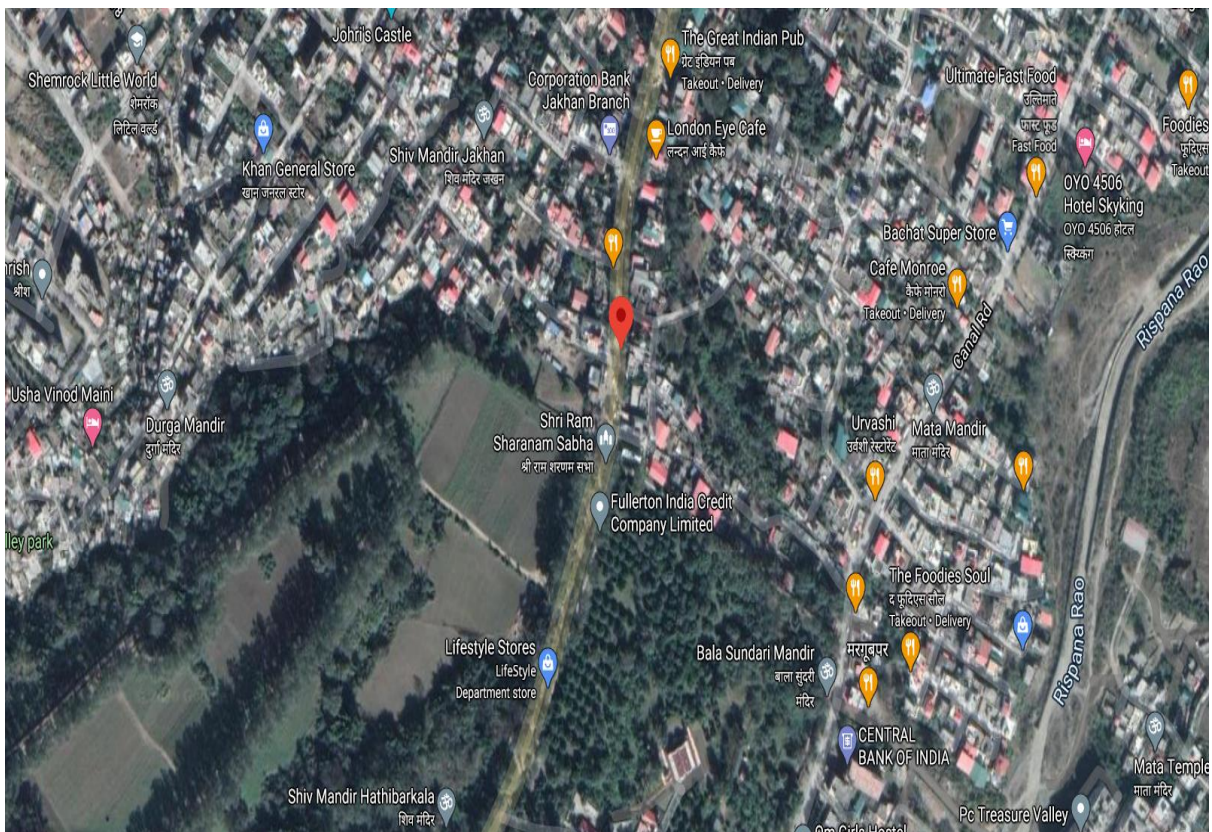
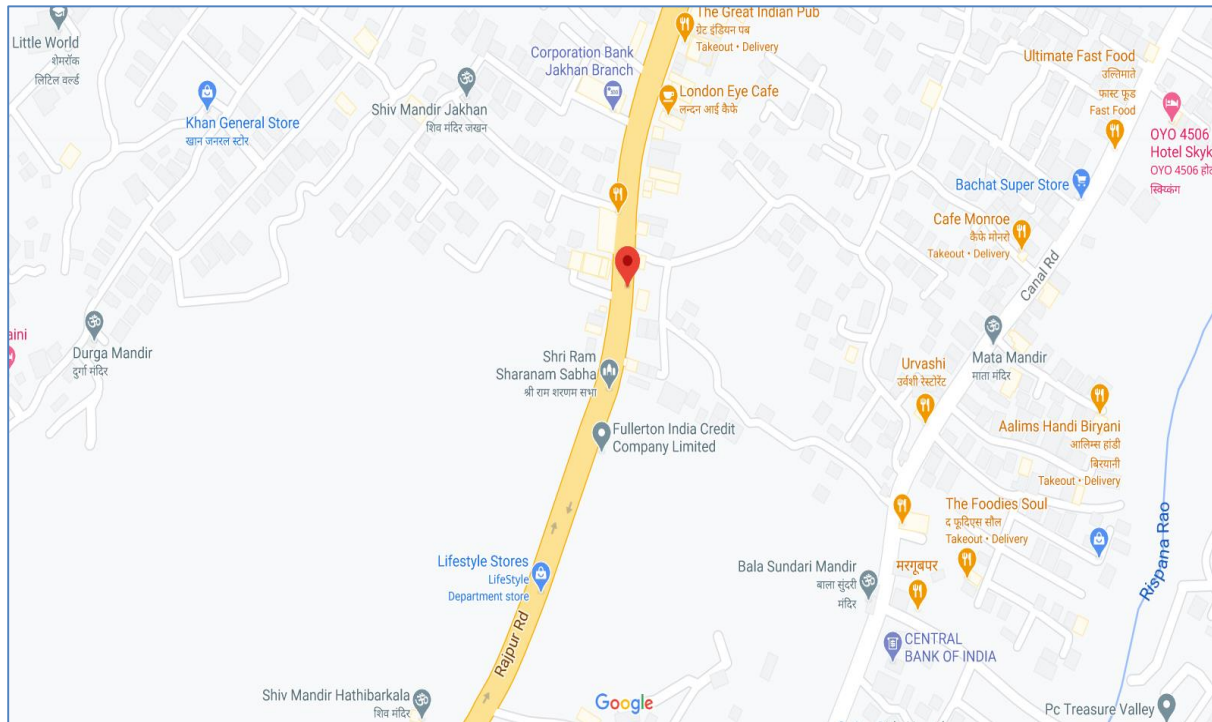
## ENCLOSURE: III - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

<b>MAGICBRICKS EXCLUSIVE</b>		
 Request Photo	<b>₹ 54 Lac</b> <a href="#">See other Charges</a>	<b>Shop</b> for Sale in Rajpur Road
	Carpet Area 280 sqft	Floor Lower Basement out... Ready to Move
	Property Age 15 to 20 years ...	Semi-Furnished
Commercial Shop is available for Sale in Rajpur Road, Dehradun f...		
<a href="#">Contact Owner</a> <a href="#">Get Phone No.</a> <a href="#">Save</a>		Owner Sanjeev
Posted: Aug 25, '20		
<hr/>		
<b>MAGICBRICKS EXCLUSIVE</b>		
 Not Uploaded Request Photo	<b>₹ 60 Lac</b>	<b>Shop</b> for Sale in Rajpur Road
	Carpet Area 250 sqft	Floor Ground out of 1 Ready to Move
	Entrance 4 ft wide	Property Age 15 to 20 year... Unfurnished
Suitable For: Grocery Shop, Clinic, Meat Shop, Stationary Shop, Mobile Shop +3		
located 1km from clock tower, this is a corner shop that will be pe... <a href="#">read more</a>		
<a href="#">Contact Owner</a> <a href="#">Get Phone No.</a> <a href="#">Save</a>		Owner vikas kapoor
Posted: Aug 16, '20		
<hr/>		
<b>MAGICBRICKS EXCLUSIVE</b>		
 Not Uploaded Request Photo	<b>₹ 1.02 Cr</b>	<b>Shop</b> for Sale in Rajpur Road
	Carpet Area 400 sqft	Floor Ground out of 2 Ready to Move
	Entrance 30 ft wide	Property Age 5 to 10 years ... Furnished
Suitable For: Grocery Shop, Clothes Shop, Footwear Shop, Salon/Spa		
Commercial shops available for sale in Meedo Plaza MDDA appro... <a href="#">read more</a>		
<a href="#">Contact Owner</a> <a href="#">Get Phone No.</a> <a href="#">Save</a>		Owner Pradeep
Posted: Jun 14, '20		
<hr/>		
<b>MAGICBRICKS EXCLUSIVE</b>		
 2 Photos	<b>₹ 1.60 Cr</b>	<b>Showroom</b> for Sale in Rajpur Road
	Carpet Area 816 sqft	Floor 1 out of 4 Ready to Move
	Property Age 10 to 15 years ...	Unfurnished Water Availability 24 Hours ...
If you are looking for a commercial unit to set up your business, t... <a href="#">read more</a>		
<a href="#">Contact Owner</a> <a href="#">Get Phone No.</a> <a href="#">Save</a>		Owner mrs manoj mishra
Posted: Jul 22, '20		

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

## ENCLOSURE: IV – GOOGLE MAP LOCATION



## VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

### ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



## VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED



## VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED



# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

## ENCLOSURE: VI – COPY OF CIRCLE RATE

G	1	सुभाष रोड	26000	23000	40000	96000	87000	12000	10000
	2	इस्ट कैनाल रोड	26000	23000	40000	96000	87000	12000	10000
	3	न्यू केंद्र रोड (कैंट सीमा तक)	26000	23000	40000	96000	87000	12000	10000
	4	हरिद्वार रोड पर प्रिन्स चौक से रिस्पना पुल तक	26000	23000	40000	96000	87000	12000	10000
H	1	चकराता रोड पर घंटाघर से बिन्दास पुल- किशन नगर चौक होते हुए बल्लपुर चौराहे तक	30000	27000	44000	109000	98000	12000	10000
	2	गोंधी रोड पर रेलवे स्टेशन से आदत बाजार होते हुये सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
	3	सहारनपुर रोड पर रेलवे स्टेशन से सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
	4	घंटाघर से लक्खीबाग चौकी तक के मध्य स्थित पल्टन बाजार/धामावाला/पीपल मण्डी/ दर्शनीगेट	30000	27000	44000	109000	98000	12000	10000
	5	गाली रोड पर घंटाघर से दर्शन लाल चौक/प्रिन्स चौक होते हुये रेलवे स्टेशन तक	30000	27000	44000	109000	98000	12000	10000
I	1	राजपुर रोड पर आरुटीओओ कार्यालय से मसूरी बाईपास तक	40000	28000	54000	123500	111500	12000	10000
J	1	राजपुर रोड पर घंटाघर से आरुटीओओ कार्यालय तक	50000	30000	64000	146500	132000	12000	10000

(बीर सिंह बुदियाल)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून

### क्षरण सारणी

कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक	कितने वर्ष पुराना निर्माण	क्षरण का गुणांक
1 Yrs	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.515	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.412
9	0.913	29	0.747	49	0.611	69	0.499	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.880	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.868	34	0.710	54	0.581	74	0.475	94	0.388
15	0.860	35	0.703	55	0.575	75	0.470	95	0.384
16	0.851	36	0.696	56	0.569	76	0.465	96	0.381
17	0.842	37	0.689	57	0.563	77	0.461	97	0.377
18	0.834	38	0.682	58	0.558	78	0.456	98	0.373
19	0.826	39	0.675	59	0.552	79	0.452	99	0.369
20	0.817	40	0.668	60	0.547	80	0.447	100	0.366

(बीर सिंह बुदियाल)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

सामान्य अनुदेशिका	
राह मूल्यांकन सूची का भाग है	
(A)	कृषि/अकृषि भूमि/बहुमंजिला आवासीय भवन/फ्लैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश -
(1)	बचावे कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित नुस्खे हेतु निर्धारित की गयी है, किन्तु यदि-
(क)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 05 मीटर या अधिक व 12 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 15 प्रतिशत अधिक दर से मूल्यांकन किया जाएगा। या
(ख)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 12 मीटर या अधिक व 15 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जाएगा। या
(ग)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 15 मीटर या अधिक चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 15 प्रतिशत अधिक दर से मूल्यांकन किया जाएगा। या
(घ)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय फ्लैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 18 मीटर या अधिक चौड़े मार्ग के किनारे स्थित है, तो रकत दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जाएगा।
(2)	वाणिज्यिक भवन में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जाएगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर विपत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन समाहित माना जाएगा।
(3)	आगिंग मॉल तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ियाँ (Escalator) का प्रयोग हुआ हो, को छोड़ कर बहुस्तराई व्यावसायिक प्रतिष्ठानों में अनारिक्त सम्पत्ति में लोअर ग्राउण्ड फ्लोर अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रभावी होंगी, जबकि बेसमेन्ट व प्रथमतल, द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में क्रमशः- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दरें सम्मिलित हैं, के अनुसार एवं अनुलग्नक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुण दर के आधार पर अंकलित किया जाएगा।
(5)	एकल व्यावसायिक सम्पत्ति, जो कि वाणिज्यिक परिसर का भाग न हो, के अन्तर्गत बिल्डिंग में सुपर एरिया का तात्पर्य, निर्मित क्षेत्रफल से होगा, जिस पर सुपर एरिया प्रति वर्गमीटर की निर्धारित दर प्रभावी होगी तथा लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रभावी होंगी, जबकि बेसमेन्ट व प्रथमतल, द्वितीय तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण अनारिक्त मूल्यांकन में क्रमशः- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय

(बीर-सिंह बुढिय्याल)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून

**ENCLOSURE: VIII – VALUER’S REMARKS**

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
4.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
10.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
11.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated

# VALUATION ASSESSMENT

MR. SAFEER AHMED S/O MR. KHALIQ AHMED  
MR. MOHD. SHARIQ S/O MR. SAFEER AHMED

	Township must be approved in all respect..
12.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
14.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
16.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
17.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
18.	Defect Liability Period is <b>30 DAYS</b> . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	Our Data retention policy is of <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.
21.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.