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

CASE NO. VIS (2024-25)-PL238-202-263 **Dated: 26.08.2024**

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	**GROUP HOUSING PROJECT**
CATEGORY OF ASSETS	**RESIDENTIAL**
TYPE OF ASSETS	**GROUP HOUSING PROJECT**
NAME OF PROJECT	**SOBTI SAPPHIRE**

SITUATED AT

GATA NUMBER 66 MIN, 67 MIN, 106 MIN, 108 MIN, 113 MIN, 114 MIN, 115 MIN, 116 MIN 117 MIN 140 MIN, 142 MIN, & 143 MIN, VILLAGE DIBDIBA, TEHSIL BILASPUR, DISTRICT RAMPUR, UTTARPRADESH

REPORT PREPARED FOR

PUNJAB NATIONAL BANK 9/90, P BLOCK, CONNAUGHT PLACE NEW DELHI

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

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

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

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

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PART A	SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION

SITUATED AT

GATA NUMBER 66 MIN, 67 MIN, 106 MIN, 108 MIN, 113 MIN, 114 MIN, 115 MIN, 116 MIN 117 MIN 140 MIN,142 MIN, &143 MIN, VILLAGE DIBDIBA, TEHSIL BILASPUR, DISTRICT RAMPUR, UTTARPRADESH

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART B — PNB FORMAT OF OPINION REPORT ON VALUATION

Name & Address of the Branch	Punjab National Bank 9/90, P Block, Connaught Place New Delhi
Name of Customer (s)/ Borrower Unit	M/s Sobtis Buildwell Ltd.
Work Order No. & Date	Through email Dated 10th July, 2024

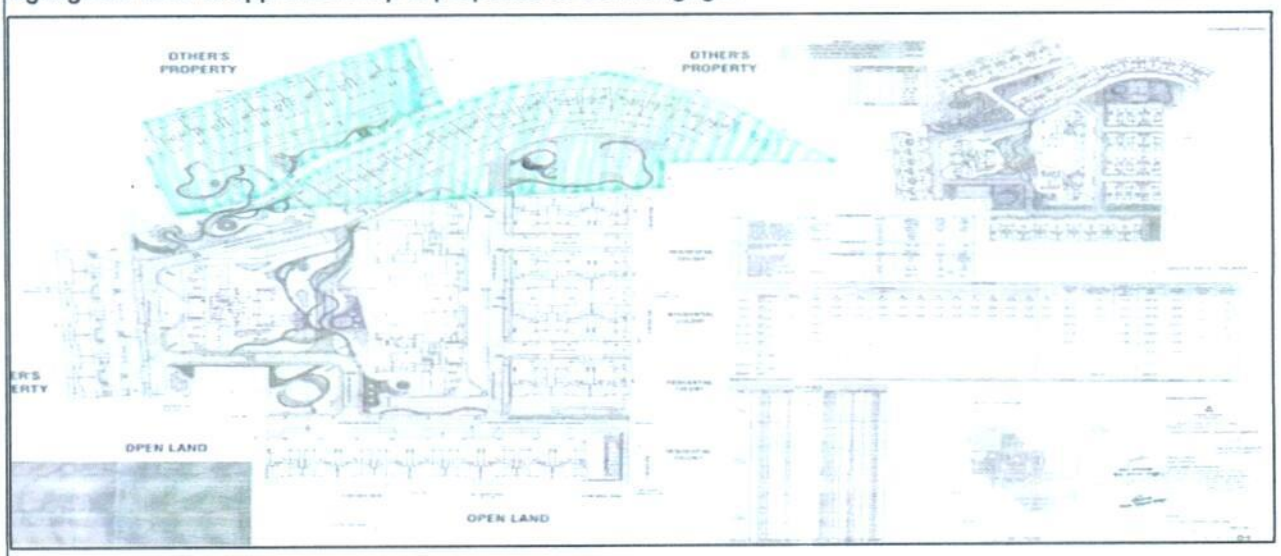
S.NO.	CONTENTS	DESCRIPTION		
I.	**INTRODUCTION**			
1.	Name of Valuer	R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.		
2.	a. Date of Inspection of the Property	24 July 2024		
	b. Property Shown By	**Name**	**Relationship with Owner**	**Contact Number**
		Mr. Sudeb Panda	Owner's Representative	9897039382
	c. Title Deed Number and Date	TIR dated 19/06/2023		
	d. Date of Valuation Report	26.08.2024		
3.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
4.	Name of the Property Owner *(Details of share of each owner in case of joint and Co-ownership)*	Uni-Truth Projects Pvt. Ltd. through its director Mr. Surjeet Singh S/o Mr. Sardar Singh of Chak no. 47, Gata No. 67, 108, 109,110, 111, 112, 113, 116, 117 of total area 3.253 hectare out of which area under mortgage is 1.457 hectares only. Amar Developers a partnership firm through its partner Charanpal Singh Sobti S/o late shri Hira Singh Sobti of chak no. 360, Gata No. 140,142,143 of total area 0.621 Hectares. M/s Gurunanak Construction of chak no. 360, Gata no. 114, 115,117 of area 0.291 Hectares and chak no. 220, Gata No.113, 114 of area 0.922 hectares. Total Area under mortgage=1.457+0.621+0.291+0.922=3.291 Hectares		
5.	Name & Address of the Branch	Punjab National Bank 9/90, P Block, Connaught Place New Delhi		
6.	Name of the Developer of the Property *(in case of developer built properties)*	Sobti Buildwell Ltd.		
	Type of Developer	NA		
7.	Property presently occupied/ possessed by (owner / tenant/ etc.)?	Owners		
	If occupied by tenant, since how long?	NA		

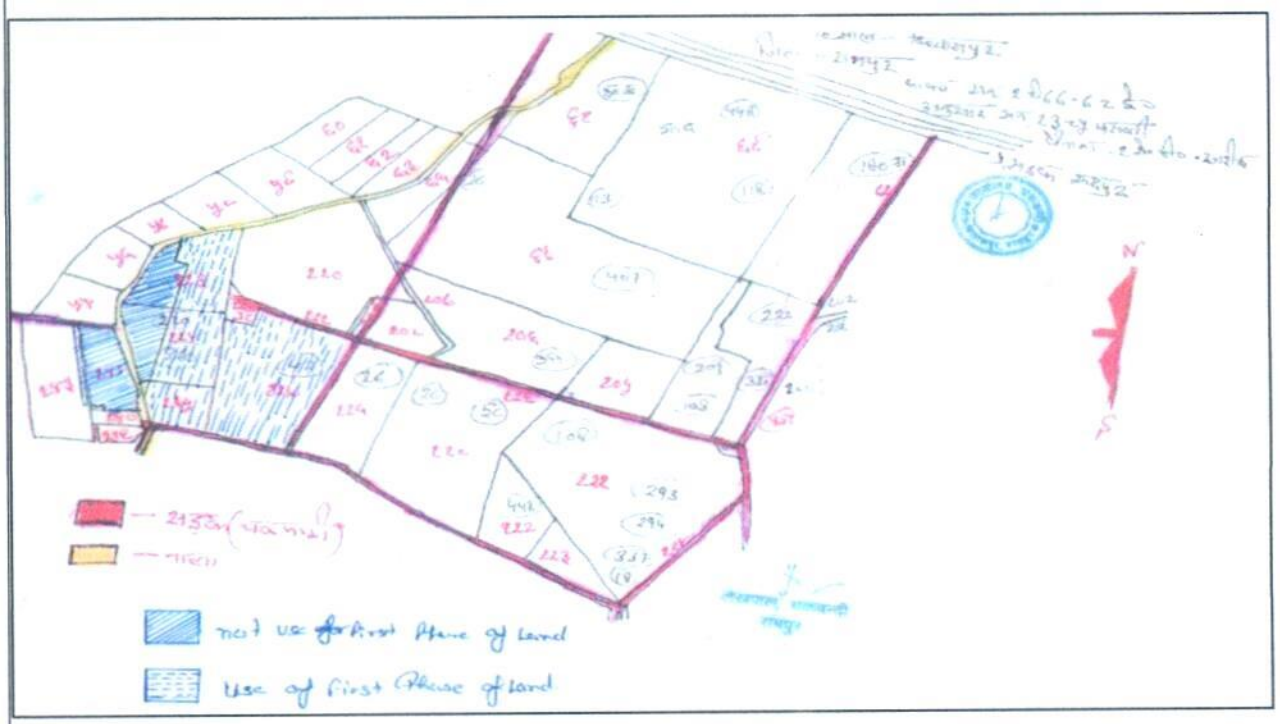
II. PHYSICAL CHARACTERISTICS OF THE ASSET

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This Valuation report is prepared for the proposed Group Housing Project named "Sobti Sapphire" developed by M/s Sobti Buildwell Ltd. as per the consortium agreement provided on the aforesaid address. As per the Approved map provided the proposed project is developed on a total Land area of 12.129 Acres/49,106 Sq.m. The proposed group housing Project consists of Three Towers named as A, B & C with RCC frame structure of Basement+G+13 storied having total 162 DU and 51 Villas.

As per the mail and documents received from client's end the land parcel of area 32,907 Sq.m. is proposed to mortgage and same is considered for this Assessment. The land proposed to mortgage is not separately demarcated at site. The sizra map and approved plan provided by client are attached below showing the non-highlighted area in approved map is proposed to be mortgage.





As per the mail received from the client on 02/08/2024, M/s Sobti Buildwell Ltd. has sold 15 DU of Tower B and villas. They have received a sum of Rs.25,18,895/- and the same amount is deducted from the valuation considered. The receipts have not been generated since 10% of the booking amount has not been completed by the customers.

During site visit, construction work not started for Tower A. Only construction work of basement of Towers B& C is in progress and the current stage of construction is considered for building work calculation for this valuation report.
This proposed project is located approximately 1 km from the 65 ft. wide Sitarganj- Kashipur Highway and abutted by 20 ft. wide un-named internal road.

Land Area Details

Sl No.	Chak No.	Gata No.	Area in Hect.	Area in Sq.mtr	Ownership
1	360	140, 142, 143	0.621	6210	Amar Developers
2	360	114, 115, 117	0.291	2910	Gurunanak Construction
3	220	113, 114	0.922	9220	Gurunanak Construction
4	47	67, 108,109,110,111,112, 113, 116,117	3.253 but considered only 1.457 hect. For mortgage.	14567	Unitruth Projects Pvt. Ltd
Total				**32,907**	

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimatedMarket Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attachedwith the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, butit doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been reliedupon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuerby providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt,best would be to contact the concerned authority/ district administration/ tehsil level for the identification of
the property if the property depicted in the photographs in this report is same with the documents pledged.

1.	Location of the property in the city	
a)	Plot No. / Survey No. *(referred from the copy of the documents provided to us)*	Gata number 67 min, 108 min, 109,110,111,112, 113 min, 114,115,116 min 117 min 140 min,142 min, & 143 min
b)	Door No.	---
c)	T.S. No. /Village	Dibdiba
d)	Ward/ Taluka	Bilaspur
e)	Mandal/ District	Rampur
2.	Municipal Ward No.	---
3.	City/Town	Bilaspur
	Category of Area *(Residential/ Commercial/ Industrial/ etc.)*	Residential Area
4.	Classification of the Area *(High/Middle/Poor | Metro/Urban/Semi Urban/Rural)*	Semi Urban area

	a. City Categorization	Scale-B City	Urban developing	
	b. Characteristics of the locality	Ordinary	Within urban undeveloped area	
	c. Property location classification	Ordinary location within the locality	Near to Highway	---
5.	Local body jurisdiction *(coming Under Corporation Limit/ Village Panchayat/ Municipality)*	Zila Panchayat, Rampur		
6.	Postal Address of the Property *(as mentioned in the documents provided)*	Gata Number Gata number 67 min, 108 min,,109, 110,111,112,113 min, 114 min, 115 min, 116 min 117 min 140 min,142 min, & 143 min, Village Dibdiba, Tehsil Bilaspur, District Rampur, Uttar Pradesh		
	Nearby Landmark	Green Park Housing Complex		
7.		Enclosed with the Report		

	Google Map Location of the Property *(Latitude/ Longitude and coordinates ofthe site)*	Coordinates or URL: **28°58'30.5"N 79°21'58.4"E**	
8.	**Area of the Plot/ Land** *Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documentsor actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.*	8.131 acre/ 32,907 sq.mtr	
9.	Layout plan of the area in which the property is located	Enclosed with the report	
10.	Development of Surrounding area	Residential Area	
11.	Details of the roads abutting the property	Internal road (20 ft. wide)	
	Main Road Name & Width	Sitarganj- Kashipur Highway	Approx. 65ft wide
	Front Road Name & width	Internal Road	20 ft. wide road
	Type of Approach Road	Bituminous Road	
	Distance from the Main Road	~1.3 km	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Yes, from Agricultural to Residential.	
14.	Boundaries schedule of the Property		
	Are Boundaries Matched	Yes from the available documents	
	DIRECTIONS	**AS PER DOCUMENTS**	**ACTUAL FOUND AT SITE (B)**
	North	Not mentioned in documents	Can't measure due to irregular shape
	South		

	East		
	West		
	Extent of the site considered for valuation (least of 14 A & 14 B)		8.131 Acres/32,907 Sq.m.
15.	Description of adjoining property		
	Property Facing	South	
	North	12 m wide Road	Road
	South	Others property/ Road	Road/ other's property
	East	12 m wide Road	Road
	West	Others Property	Remaining land parcel of project
16.	Survey No., If any	Gata number 67 min,,108 min, 109,110,111,112,113 min, 114 min, 115 min, 116 min 117 min 140 min,142 min, & 143 min	
17.	Type of Building *(Residential/ Commercial/ Industrial)*	Proposed Residential Multistoried Building And Villas	

18.	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floorwise, year of construction, year of making alterations/ additional constructions with details, full details of specifications to be appended along with building plans and elevations	Please refer to clause 'x" Engineering and Technology Aspects section.	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately andclarified	**Total Built up area of Tower B&C**	**25,833.455 Sq.mtr / 2,78,068.73 Sq.ft**
20.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	
21.	a. List of documents produced forperusal *(Documents has beenreferred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)*	**Documents Requested**	**Documents Provided** / **Documents Reference No.**
		Total **08** documents requested.	Total **08** documents provided / Total **08** documents provided
		Sale Deed	Provided / Dated: 29/12/2006 29/12/2009 19/04/2011 16/09/2006 06/09/2006
		Copy of TIR	Copy of TIR / 19/06/2023
		RERA Certificate	Provided / UPRERAPRJ1 54730
		Approved Map	Provided / Dated 11/02/2022
		Fire NOC	Provided / 27/06/2022
		Consortium Agreement	Provided / 15/09/2024
		SEIAA NOC	Provided / 21/12/2023
		Pollution NOC	Provided / 25/05/2024

	b. Documents provided by	Bank		
		Name	Relationship with Owner	Contact Number
		Mukesh Yadav	Banks Representative	9667965179
	c. Identification procedure followedof the property	☐	Identified by the owner	
		☒	Identified by owner's representative	
		☐	Done from the name plate displayed on the property	
		☐	Cross checked from boundaries or address of the property mentioned in the deed	
		☒	Enquired from local residents/ public	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	

22.	d. Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).
	e. Is property clearly demarcated by permanent/ temporaryboundary on site	The subject land parcel is not demarcated at site the total land of area 49,106 Sq.m. is demarcated by permanent boundary wall.
	f. Independent access/ approach to the property	Clear independent access is available
	g. Is the property merged or colluded with any other property	No. It is an independent single bounded property.

III.	**TOWN PLANNING/ ZONING PARAMETERS**	
1.	Master Plan provisions related to property in terms of Land use	Residential Area
	Master Plan Currently in Force	Master 2031
	Any conversion of land use done	From Agricultural to Residential
	Current activity done in the property	Construction works of Multistoried Building is in progress
	Is property usage as per applicable zoning	Yes, proposed to be used for residential purpose
	Street Notification	Residential
2.	Date of issue and validity of layout of approved map /plan	Map issued on 11/2/2022. Validity of approved Map 10/01/2026
3.	Approved map / plan issuing authority	Zila Panchayat, Rampur
4.	Whether genuineness or authenticity of approved map / plan is verified	Not in our scope.
5.	Any other comments by our empanelled valuers on authenticity of approved plan	None
6.	Planning area/zone	Residential Area
7.	Developmental controls/ Authority	Zila Panchayat, Rampur
8.	Zoning regulations	None
9.	FAR/FSI	52,716.981 sq.mtr
10.	Ground coverage	14,061.880 sq.mtr
11.	Comment on Transferability of developmental. rights	This is a Free hold property under joint ownership, Therefore owners has complete transferable rights.

12.	Provision of Building by-laws as applicable	**PERMITTED**	**CONSUMED**
	i. Number of floors	B+G+13 for Tower B&C	Construction work is in Progress for tower B&C only
	ii. Height restrictions	---.	---
	iii. Front/ Back/Side Setback	---	---
13.	Comment on the surrounding land uses & adjoining properties in terms of uses	Residential Purposes	
14.	Comment on unauthorized construction if any	Can't comment since construction work is in progress.	
15.	Comment of Demolition proceedings if any	No such information came to our knowledge	
16.	Comment on Compounding/ Regularizationproceedings	None.	
17.	Comment on whether OC has been issued or not	Not obtained as construction work is in progress	
18.	Any Other Aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

IV. LEGAL ASPECTS OF THE PROPERTY

1.	Ownership documents provided	Sale deed	Copy of TIR
2.	Names of Owner/s *(In case of Joint or Co-ownership, whether the shares are undivided or not?)*	Uni-Truth Projects Pvt. Ltd. through its director Mr. Surjeet Singh S/o Mr. Sardar Singh of Chak no. 47, Gata No. 67, 108, 109,110, 111, 112, 113, 116, 117 of total area 3.253 hectare out of which area under mortgage is 1.457 hectares only. Amar Developers a partnership firm through its partner Charanpal Singh Sobti S/o late shri Hira Singh Sobti of chak no. 360, Gata No. 140,142,143 of total area 0.621 Hectares. M/s Gurunanak Construction of chak no. 360, Gata no. 114, 115,117 of area 0.291 Hectares and chak no. 220, Gata No.113, 114 of area 0.922 hectares. Total Area under mortgage=1.457+0.621+0.291+0.922=3.291 Hectares	
3.	Comment on dispute/ issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	During site visit of the property no such information cameto our knowledge. However, this is not the certificate to rule out any such hidden information.	
4.	Comment on whether the Property is independently accessible?	Clear independent access is available	
5.	Title verification	As per documents provided	
6.	Details of leases if any	None	
7.	Constitution of the Property *(Ordinary status of freehold or leasehold including restriction on transfer)*	Free hold, complete transferable rights	

8.	Agreement of easement if any	No	
9.	Notice of acquisition if any	No such information came in front of us and could not be found on public domain on our general search	
10.	Notification of road widening if any	No such information came in front of us and could not be found on public domain on our general search	
11.	Possibility of frequent flooding / sub-merging	Property is on road level so in normal rainfall it doesn't appear to get flooded or submerged	
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No	
13.	Heritage restrictions, if any	No	
14.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
15.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	We couldn't verify this with certainty. Bank to verify this from their centralized system if any.	
16.	Comment on whether the owners of the property have issued any guarantee *(personal or corporate)* as the case may be	We couldn't verify this with certainty. Bank to verify this from their centralized system if any.	
17.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	Zila Panchayat, Rampur	
	iii. Any violation from the approved Building Plan	Cannot Comment since the construction is not completed	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	No relevant documents provided
		☐ Not permitted alteration	No relevant documents provided
	v. Is this being regularized	NA	
18.	Any other aspect	This is just an opinion report on Valuation of the property confirmed to us by the owner/ owner representative to uson site. The copy of the documents/ information providedto us by the client has been relied upon in good faith. Legal aspects, Title verification, Verification of authenticity of documents of the property from originals or from any Govt. deptt. have to be taken care by legal expert/ Advocate or verification of site location from any Govt. deptt. is not done at our end.	
	i. Information regarding municipal taxes *(property tax, water tax, electricity bill)*	Property Tax	Relevant document not provided
		Water Tax	Relevant document not provided
		Electricity Bill	Relevant document not provided
	ii. Is property tax been paid for this property	No documents provided	
	iii. Property or Tax Id No., if any	No documents provided	
	iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes.	

	v. Property presently occupied/ possessed by	Owners
	NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks	
V.	**ECONOMIC ASPECTS OF THE PROPERTY**	
1.	Details of ground rent payable	NA
2.	Details of monthly rents being received if any	NA
3.	Taxes and other outgoing	NA
4.	Property Insurance details	NA
5.	Monthly maintenance charges payable	NA
6.	Security charges if paid any	NA
7.	Any other aspect	NA
8.	i. Reasonable letting value/ Expected market monthly rental	NA
VI.	**SOCIO - CULTURAL ASPECTS OF THE PROPERTY**	
1.	Descriptive account of the location of theproperty in terms of Social structure of the area in terms of population, social stratification,regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group
VII.	**FUNCTIONAL AND UTILITARIAN ASPECTS**	
a.	Description of the functionality & utility of the property in terms of:	
	i. Space allocation	Assumed to be available after complete construction as per approved building plan.
	ii. Storage spaces	Assumed to be available after complete construction as per approved building plan.
	iii. Utility of spaces provided within the building	Can't comment since building is under construction
b.	Any other aspect	
	i. Drainage arrangements	Yes

	ii. Water Treatment Plant		No
	iii. Power Supply arrangements	Permanent	Yes
		Auxiliary	No
	iv. HVAC system		Can't comment since building is under construction
	v. Security provisions		Yes
	vi. Lift/ Elevators		Proposed as per approved building plan.
	vii. Compound wall/ Main Gate		Yes
	viii. Whether gated society		Yes
	ix. Car parking facilities		Yes, Proposed as per approved building plan.
	x. Balconies		Proposed as per approved building plan.
	xi. Internal development		

Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes Proposed	Yes Proposed	Yes Proposed	Yes Proposed	Yes

VIII.	**INFRASTRUCTURE AVAILABILITY**	
a.	Description of Aqua Infrastructure availability in terms of:	
	1. Water Supply	Yes from municipal connection
	2. Sewerage/ sanitation system	Underground
	3. Storm water drainage	Yes

b.	Description of other Physical Infrastructure facilities in terms of:		
	1. Solid waste management	Yes, by the local Authority	
	2. Electricity	Yes	
	3. Road and Public Transport connectivity	Yes	
	4. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity	
c.	Social Infrastructure in the terms of		
	1. Schools	Yes, available in close vicinity	
	2. Medical Facilities	Yes, available in close vicinity	
	3. Recreation facilities in terms of parks and open spaces	Yes available within township/ colony/ ward area	
IX.	**MARKETABILITY ASPECTS OF THE PROPERTY**		
1.	Location attribute of the subject property	Good	Good developing area
	i. Any New Development in surrounding area	None	---
	ii. Any negativity/ defect/ disadvantages in the property/ location	None	None
2.	Scarcity	Similar type properties are adequately available.	
3.	Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.	
4.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment	
X.	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY**		
1.	Type of construction	**Structure**	**Slab** / **Walls**
		RCC Framed structure	Reinforced Cement Concrete / Brick walls
2.	Material & Technology used	**Material Used**	**Technology used**
		Grade A material	RCC Framed structure

3.	Specifications	
	i. Roof	**Type of Roof**
		Reinforced Cement Concrete
	ii. Floor height	10 ft
	iii. Type of flooring	Vitrified tiles Proposed
	iv. Doors/ Windows	Wooden frame & panel doors/ Aluminum flushed doors & windows Proposed
	v. Class of construction/ Appearance/ Condition of structures	Under construction Under construction
	vi. Interior Finishing & Design	Under construction
	vii. Exterior Finishing & Design	Under construction
	viii. Interior decoration/ Special architectural or decorative feature	Under construction
	ix. Class of electrical fittings	Under construction
	x. Class of sanitary & water supply fittings	Under construction
3.	Maintenance issues	Not applicable since it is a under construction property
4.	Age of building/ Year of construction	Construction started on December, 2023
5.	Total life of the building	Approx. 65 years after completion of project
6.	Extent of deterioration in the structure	Not applicable since it is a under construction property

7.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained
8.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
9.	Visible damage in the building if any	Not applicable since it is a under construction property
10.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Assumed to be available after complete construction.
11.	System of air conditioning	Not applicable since it is a under construction property
12.	Provision of firefighting	Under construction
XI.	**ENVIRONMENTAL FACTORS**	
1.	Use of environment friendly building materials, green building techniques if any	Presently construction work of basement structure is in progress.
2.	Provision of rainwater harvesting	can't comment as construction work is in progress
3.	Use of solar heating and lighting systems, etc.	can't comment as construction work is in progress
4.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present
XII.	**ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY**	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	can't comment as construction work is in progress
XIII.	**IN CASE OF VALUATION OF INDUSTRIAL PROPERTY**	
1.	Proximity to residential areas	NA
2.	Availability of public transport facilities	NA

XIV.	**VALUATION OF THE ASSET**	
1.	Procedures adopted for arriving at the Valuation along with detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures	Please refer to the ***Part D: Procedure of Valuation Assessment*** of the report.
2.	**Summary of Valuation**	For detailed Valuation calculation please refer to ***Part D: Procedure of Valuation Assessment*** of the report.
	i. Date of purchase of immovable property	**29/12/2006** **29/12/2009** **19/04/2011**
	ii. Purchase Price of immovable property	**---**
	iii. Book value of immovable property	**---**
	iv. Indicative Prospective Estimated Fair Market Value	**Rs.32,72,00,000/-**
	v. Expected Estimated Realizable Value	**Rs. 27,81,20,000/-**
	vi. Expected Forced/ Distress Sale Value	**Rs. 24,54,00,000/-**
	vii. Guideline Value (value as per Circle Rates)	**Rs. 32,90,70,000/-for Land Only**

S NO.	ENCLOSED DOCUMENTS	ENCLOSURE NO.	REMARKS
1.	Part - C: Area Description of the Property	Enclosure - I	Enclosed with the report
2.	Part - D: Procedure for Valuation Assessment	Enclosure - II	Enclosed with the report
3.	Declaration	Enclosure - III	Enclosed with the report
4.	Model Code of Conduct for Valuers	Enclosure - IV	Enclosed with the report
5.	Photograph of owner with the property in the background	Enclosure - V	Enclosed with the report
6.	Google Map Location	Enclosure - VI	Enclosed with the report
7.	Layout plan of the area in which the property is located	Not Available	Not Available
8.	Building Plan	Not Available	Not Available
9.	Floor Plan	Not Available	Not Available
10.	Any other relevant documents/extracts *(All enclosures & annexures to remain integral part & parcel of the main report)*	Refer below.	Refer below.
	a. Enclosure Copy of Circle Rate	Enclosure - VII	Enclosed with the report
	b. References on Price Trend of the similar related properties available on public domain	Enclosure - VIII	Enclosed with the report
	c. Extracts of important property documents provided by the client	Enclosure - IX	Enclosed with the report
	d. Valuer's Important Remarks	Enclosure - X	Enclosed with the report
11.	Total Number of Pages in the Report with enclosures	50	

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ENCLOSURE - I

PART C	AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	**8.131 acre/ 32,907 square meter**
	Area adopted on the basis of	Property documents & site survey both.

2.	Remarks & observations, if any	As per the documents and Approved map the total land area is 49,106 Sq.m. but as per clients mail the land parcel of area 32,907 is proposed to mortgage therefore same is considered for this valuation.	
	Constructed Area considered for Valuation (As per IS **3861-1966**)	**Total Built UpArea**	**25,833.455 Sq.mtr / 2,78,068.73 Sq.ft**
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As construction work of Tower B& C is in progress and Construction work for Tower A yet not started, As per scope of work we considered only the current stage of construction for building work calculation, therefore the total built-up area of tower B& C is considered.	

Note:

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

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ENCLOSURE - II

PART D — PROCEDURE OF VALUATION ASSESSMENT

1.	GENERAL INFORMATION				
i.	Important Dates	**Date of Appointment**	**Date of Inspection of the Property**	**Date of Valuation Assessment**	**Date of Valuation Report**
		10 July 2024	23 July 2024	31 July 2024	26 August 2024
ii.	Client	Punjab National Bank 9/90, P Block, Connaught Place New Delhi			
iii.	Intended User	Punjab National Bank 9/90, P Block, Connaught Place New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	☐	Identified by the owner		
		✓	Identified by owner's representative		
		✓	Done from the name plate displayed on the property		
		☐	Cross checked from boundaries or address of the property mentioned in the deed		
		✓	Enquired from local residents/ public		
		☐	Identification of the property could not be done properly		
		☐	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2.	ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	**Nature**	**Category**	**Type**
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL GROUP HOUSING PROJECT
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation *(Basis of Valuation as per IVS)*	Primary Basis	Fair Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed *(Premise of Value as per IVS)*	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	**Current/ Existing Use**	**Highest & Best Use**	**Considered for Valuation purpose**

			(in consonance to surrounding use, zoning and statutory norms)	
		Residential	Residential	Residential
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Middle Class (Ordinary)		
ix.	Property Physical Factors	**Shape**	**Size**	**Layout**
		Irregular	Large	Normal Layout Choose an item.

x.	Property Location Category Factor	**City Categorization**	**Locality Characteristics**	**Property location characteristics**	**Floor Level**
		Scale-B City	Good	Near to Highway	B+G+13 for Tower A, B & C G+1 for Villas
		Urban developing	Average	Normal location within locality	
			Within urban developing zone	3 Side Open	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	**Water Supply**	**Sewerage/ sanitation system**	**Electricity**	**Road and Public Transport connectivity**
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		**Availability of communication facilities**	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	None			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No. Only suitable for residential purpose.			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	The land parcel proposed to mortgage is not separately demarcated at site, whereas whole land area is demarcated by permanent boundary wall.			

xx.	Is the property merged or colluded with any other property	Yes Comments: **the subject land is not separately demarcated and may be merged with adjoining land of same owner.**		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value *(in respect to Present market state or premise of the Asset as per point (iv) above)*	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used		**Approach of Valuation**	**Method of Valuation**
		Land	**Market Approach**	**Market Comparable Sales Method**
		Building	**Cost Approach**	**As per the current stage of ongoing construction work** Choose an item.
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	**Market Comparable**			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*	**1.**	Name:	Pankaj Chandola
			Contact No.:	08445074100
			Nature of reference:	Property Consultant
			Size of the Property:	~1 acre
			Location:	Near to highway
			Rates/ Price informed:	Rs. 4 Cr. to 5 Cr.
			Any other details/ Discussion held:	---
		2.	Name:	Randhawa Properties Ltd.
			Contact No.:	07017631719
			Nature of reference:	Property Consultant
			Size of the Property:	~1 acre
			Location:	Near to the Subject property
			Rates/ Price informed:	Rs. 2.5 cr. to 3.5 cr.
			Any other details/ Discussion held:	He informed that 1acre of land near subject property is available at above mentioned price and on highway touching properties the prevailing rates are in the range of ~4Cr. to 5 Cr. per acre.
		NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and local habitants of the subject location we have gathered the following information:- 1. There are limited availability of Land near to the subject location. 2. Approx.1 acre of land is available at a rate of Rs. 3 to 4 crores per acre inside of highway near to subject property. 3. Accordingly our averagely land rate can be derived at Rs.3.45 crore per acre, which is translated into approx. Rs.8,500/- per sq.mtr. 4. The nearby area is mostly used as residential area where some residential Projects are also developed such as Green Park near to our subject property.		

1. As per our micro market research, Small plots of size ~ 200 to 300 sq.m. abutting highway are available at the rate of Rs.16,000 to 19,000/- per sq.m.
2. If we make an assessment through small plot rates by assuming land use for plotted development then also land rate is derived around Rs.8840/- as per below calculation:

Total Plot Area in Acre	8.131 Acre
Total Plot Area in Sq.mtr.	32,907.00 Sq.mtr.
Deduction for common Infrastructure Developments (Road, Pathways, Culverts, Parks etc.) @35%	11,517.45 Sq.mtr.
Net Sellable Area	21,389.55 Sq.mtr.
Average rate considered for single plot	17,000.00
Net Revenue	Rs.36,36,22,350/-
Less for common area development cost @20%	Rs.7,27,24,470.00/-
Net Revenue	Rs. 29,08,97,880.00/-
Plot Rate	**Rs. 8,840/-**

So as per the above two assessment based on the facts available on record during the course of the valuation we are of the opinion to adopt the rate of **Rs.8,500/-** per Sq.m.for this Project Land is reasonable.

NOTE: *We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However, due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.*
Related postings for similar properties on sale are also annexed with the Report wherever available.

xxix.	**Other Market Factors**		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	**Demand**	**Supply**
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	**Reason: The subject land is large and irregular in shape.**	
		Adjustments (-/+): 0%, the discount is already calculated above.	

xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg: Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financer or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.
		This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
		Adjustments (-/+): 0%
xxxii.	**Final adjusted & weighted Rates considered for the subject property**	**Rs. 8,500/- per Sq. mtr on Land area**
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.

xxxiv.	**Basis of computation & working**
	• *Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.* • *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.* • *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.* • *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.* • *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.* • *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.* • *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.* • *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.* • *Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.* • *Verification of the area measurement of the property is done based on sample random checking only.* • *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.* • *Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.* • *Construction rates are adopted based on the present market replacement cost of construction and calculating*

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	applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions. • *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.* • *The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.* • *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.* • *This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.* • *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*
xxxv.	**ASSUMPTIONS**
	a. *Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.* b. *Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.* c. *The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.* d. *It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.* e. *Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.* f. *Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.* g. *If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.*
xxxvi.	**SPECIAL ASSUMPTIONS**
	None
xxxvii.	**LIMITATIONS**
	None

3.	VALUATION OF LAND		
	Particulars	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Fair Market Value**
a.	Prevailing Rate range	Rs.10,000/- per sq.mtr	Rs. 3 Cr, to 4 Cr. per Acre
b.	Rate adopted considering all characteristics of the property	Rs.10,000/- per sq.mtr	Rs.8,500/- per Sq.mtr
c.	Total Area considered *(documents vs site survey whichever is less)*	8.131 acre/ 32,907 Sq.mtr	8.131 acre/ 32,907 Sq.mtr
	Total Value Land	32,907 Sq.mtr X Rs.10,000/- per sq.mtr	32,907 Sq.mtr X Rs.8,500/- per sq.mtr
d.		**Rs. 32,90,70,000/-**	**Rs. 27,97,09,500/-**

4. VALUATION COMPUTATION OF BUILDING

M/S Sobti Sapphire						
Sl. No:	**Tower**	**Built-up Area (In sqft)**	**Rate of Construction Adopted per sq.ft**	**Total cost of construction of Tower B &C**	**Cost of Construction as per the current stage @10%**	**Current Stage of construction**
1	B & C	2,78,068.73	1800	50,05,23,714	**5,00,52,371**	As per the site visit on 24/07/2024, the construction of the structure work of the basement of Tower B and Tower C is in progress. Brickwork, Plastering and finishing works are still remaining. So as per present condition we adopt 10% of total construction rate for the basement of tower B & C.
Total					**₹5,00,52,371**	

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	**Particulars**	**Specifications**	**Depreciated Replacement Value**
a.	Add extra for Architectural aesthetic developments, improvements *(add lump sum cost)*	----	----
b.	Add extra for fittings & fixtures *(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	----	----
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	----	------
d.	Add extra for internal & externaldevelopment *(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)*	----	----
e.	**Depreciated Replacement Value (B)**	----	----
f.	***Note:*** • *Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.* • *Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.*		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective** Fair Market Value
1.	**Land Value (A)**	**Rs. 32,90,70,000/-**	**Rs. 27,97,09,500/-**
2.	**Built-up unit(b)**	---	**Rs.5,00,52,371/-**
3.	**Additional Aesthetic Works Value (C)**	---	----
4.	**Total Add (A+B+C)**	---	**Rs.32,97,61,871/-**
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged against sold units		**(-) Rs. 25,18,895/-**
	Details/ Justification	---	---
7.	**Total Indicative & Estimated Prospective Fair Market Value**	**Rs. 32,90,70,000/-**	**Rs.32,72,42,976/-**
8.	**Rounded Off**	**Rs. 32,90,70,000/-**	**Rs.32,72,00,000/-**
9.	**Indicative & Estimated Prospective Fair Market Value in words**	---	**Rupees Thirty Two Crore Seventy Two Lakhs Only**
10.	**Expected Realizable Value (@ ~15% less)**	---	**Rs. 27,81,20,000/-**
11.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs. 24,54,00,000/-**
12.	**Percentage difference between Circle Rate and** Fair Market Value	More than 20%	

13. Concluding Comments/ Disclosures if any

a. We are independent of client/ company and do not have any direct/ indirect interest in the property.

b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.

c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.

d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.

f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.

g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.

h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.

i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

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

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

	Difference between Cost, Price & Value: *Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.* *The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.* *The **Price** is the amount paid for the procurement of the same asset.* *The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.* *Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*
15.	***Enclosures with the Report:*** • *Enclosure III: Declaration* • *Enclosure IV: Model code of conduct for valuers* • *Enclosure V: Photographs of the property* • *Enclosure VI: Google map location* • *Enclosure VII: Copy of Circle rate* • *Enclosure VIII: Referenced on price trend of the similar related properties available on public domain.* • *Enclosure IX: Extracts of important property documents provided by the clients* • *Enclosure X: Valuer's important remarks.*

IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIs

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

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Ashil Baby & Babul Akthar	Ashil Baby	Rajani Gupta

ENCLOSURE III: DECLARATION

a The information furnished in our valuation report dated 26/8/2024 true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

b We have no direct or indirect interest in the property valued.

c Our authorized Engineer/ surveyor Mr. Babul Akthar and Ashil Baby have personally inspected the property on 23/7/2024 the work is not subcontracted to any other valuer and is carried out by us.

d We have not been convicted of any offence and sentenced to a term of imprisonment.

e We have not been found guilty of misconduct in professional capacity.

f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.

g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.

h Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.

i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.

j I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is a Residential Group Housing Project proposed on the aforesaid address having a total land area of 12.129 Acre/ 49,106 sq.mtr. but the land parcel of area 8.131 Acres/32,907 Sq.m. proposed to be mortgage. The total saleable area for flat 4,64,092 sq.ft and total Built uparea of villas 2,53,528 sq.ft as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physicallyunless otherwise mentioned in the report of which some reference has been taken from the information/data given in the copy of documents provided to us and informed verbally or in writing.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	**Survey Analyst: Mr. Babu Akhthar and Mr. Ashil Baby** **Valuation Engineer: Ashil Baby** **L1/ L2 Reviewer: Rajani Gupta**	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	**Date of Appointment:**	**10/7/2024**
		Date of Survey:	**23/7/2024**
		Valuation Date:	**31/7/2024**
		Date of Report:	**26/8/2024**
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Mr. Babul Akthar and Mr. Ashil Baby on 23/7/2024	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	

9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if

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

Date: 26/8/2024
Place: Noida

Signature

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

ENCLOSURE IV: MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

INDEPENDENCE AND DISCLOUSRE OF INTEREST

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuer's organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
    Explanation. — For the purposes of this code the term "relative" shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Signature of the Authorized Person: _____

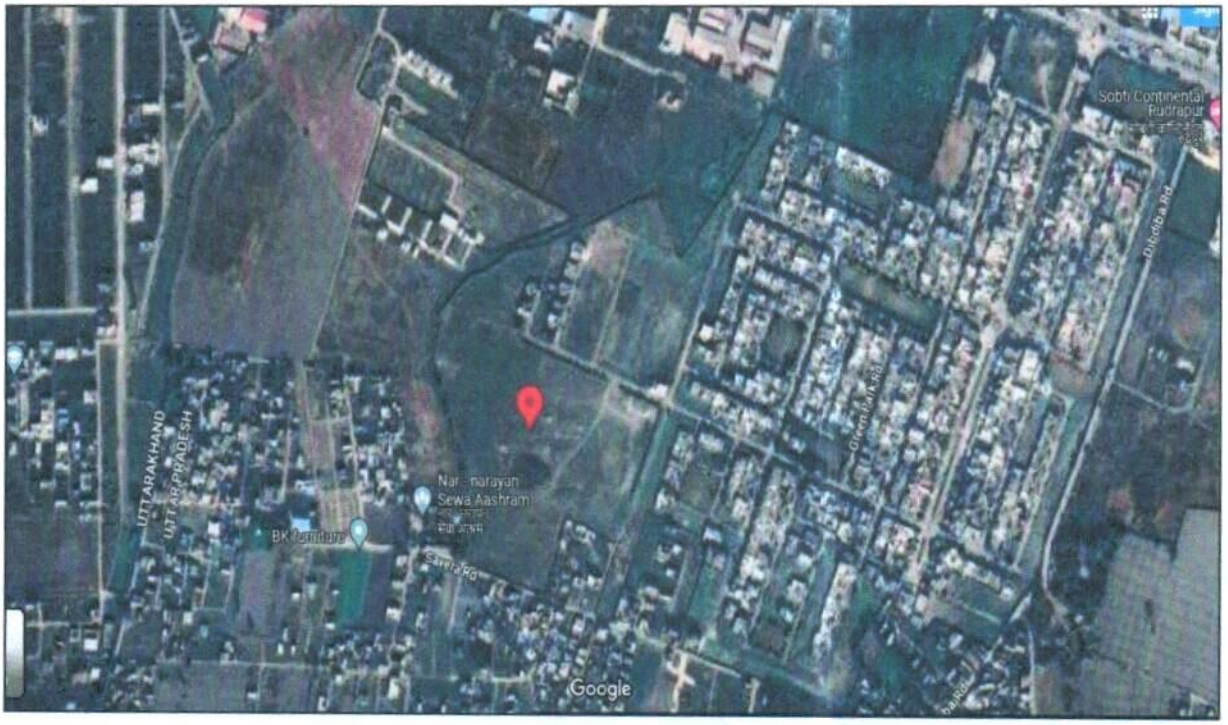
Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

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

Date: 26/8/2024

Place: Noida

ENCLOSURE: VI – GOOGLE MAP LOCATION



ENCLOSURE: VII – COPY OF CIRCLE RATE

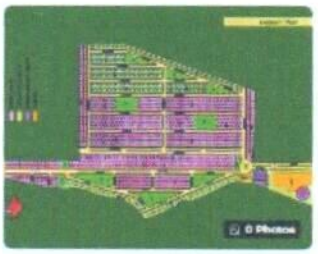
क्रमांक-1 में अंकित किया गया सी- कोड	मौहल्ले या सड़क ग्राम का नाम	शहरी नगरीय अर्ध नगरीय या ग्रामीण	6 मी० तक चौड़ी सड़क पर भू-खण्ड की न्यूनतम दरें रू० प्रति वर्गमीटर (क्रमांक-2 के अनुसार) (बेसिक वैल्यू)	6 मी० से अधिक 9 मी० तक चौड़ी सड़क पर भू-खण्ड की न्यूनतम दरें रू० प्रति वर्गमीटर	9 मी० से अधिक चौड़ी सड़क पर भू-खण्ड की न्यूनतम दरें रू० प्रति वर्गमीटर	निर्मित एकल दुकान/वाणिज्यिक प्रतिष्ठान की भूमि की दर रू० प्रति वर्गमीटर			निर्मित एकल से भिन्न वाणिज्यिक भवन में दुकानों एवं वाणिज्यिक प्रतिष्ठान हेतु चार्ज टेक (अपसेट प्रिंस) की दर		
						दुकान	कार्यालय	गोदाम व अन्य	दुकान	कार्यालय	गोदाम व अन्य
1066	टेमरा	ग्रामीण	2500	3000	3800	17500	15000	12500	31300	30000	28800
1067	टेहरी ख्वाजा	ग्रामीण	1600	1800	2400	16700	15000	12700	30500	29500	28500
1068	डंडिया निजामत गंज	ग्रामीण	1300	1600	2100	15000	12700	10600	29500	28500	26500
1069	डोहरिया	ग्रामीण	1600	1800	2400	16700	15000	12700	30500	29500	28500
1070	ढाकी	ग्रामीण	1600	1800	2400	16700	15000	12700	30500	29500	28500
0052	मौ० हकिया	अर्धनगरीय	3600	4000	4300	26500	24200	21300	41000	39700	37500
1071	तालसहावर	ग्रामीण	1600	2100	2600	19000	16100	13800	33500	32200	30500
1210	दुर्जनपुर	अर्धनगरीय	4000	5000	7200	19800	16800	14400	34800	33600	31800
1072	दनकस	ग्रामीण	1300	1600	2100	15000	12700	10600	29500	28500	26500
1073	दनकरी	ग्रामीण	1300	1600	2100	15000	12700	10600	29500	28500	26500
1074	दतकी	ग्रामीण	1300	1600	2100	15000	12700	10600	29500	28500	26500
1075	दिबदिया	ग्रामीण	6000	8000	9500	32500	30000	27500	46300	45000	42500
1075	दिबदिया ग्रीन पार्क (योजना	ग्रामीण	10000	12000	15000	51300	47500	45000	65000	62500	30000
1075	दिबदिया (अन्य ग्रामीण)	ग्रामीण	6000	7500	9400	51300	47500	45000	65000	62500	30000
1075	दिबदिया (कृष्णा एन्कलेव)	ग्रामीण	6000	7500	9400	51300	47500	45000	65000	62500	30000
1075	दिबदिया (शारदा अपार्टमेंट)	ग्रामीण	6000	7500	9400	51300	47500	45000	65000	62500	30000
1075	दिबदिया (शारदा एन्कलेव)	ग्रामीण	6000	7500	9400	51300	47500	45000	65000	62500	30000
1075	दिबदिया (साउथ एंक्लेव)	ग्रामीण	7000	8000	9500	51300	47500	45000	65000	62500	30000
1076	देवीपुरा	ग्रामीण	1300	1600	2100	15000	12700	10600	29500	28500	26500
1077	धनौरा	ग्रामीण	3500	4600	7000	19000	16100	13800	33500	32200	30500

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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

₹28.0 Lac

Bajpur Road, Rudrapur



1800 sqft	60 X 30	2
No	No	Freehold
Garden/Park, Main Road	Resale	

Contact Owner

Harjeet singh

Get Phone No.

Contact Owner | Get Phone No.

More Details

Price	₹28 Lac
Address	Bajpur Road, Rudrapur, Uttarakhand
Additional Features	In a gated colony.
Width of road facing	30m
Floors allowed for construction	1
No of Open Sides	2

Description: Residential plot is available for sale. It has 30 feet road both sides, corner plot and pollution free area. It is near to Rave Cinema and Kashipur Railway Station.

Contact Owner

99acres

Buy | Post property

₹30 Lac

Overview | Owner Details | Amenities

Contact Owner | Shortlist

Plot area 302 sq yards

₹30 Lac+ Govt Charges & Tax

₹ 9,933 per sq yards (Negotiable)

Dibdiba, Rampur

East

FINDAUCTION HOME SEARCH PREMIUM BLOG FAQ ABOUT US JOB CONTACT

Bank Name	Punjab National Bank
Property Type	plot
Area	345.67 Sq Mtrs
Possession	Symbolic
Locality	Dibdiba, Bilaspur
City	Bilaspur
Reserve Price	₹ 14,42,000
Emd Amount	₹ 1,50,000
Bid Increment	₹ 25,000
EMD submission	Wed, 03 Jul 2024 12:00 PM
Auction Start Date & Time	Thu, 04 Jul 2024 11:00 AM
Auction End Date & Time	Thu, 04 Jul 2024 04:00 PM

FINDAUCTION HOME SEARCH PREMIUM BLOG FAQ ABOUT US JOB CONTACT

Bilaspur

Home › Bilaspur › Indian Bank

Plot in Dibdiba, Bilaspur

₹ 1,14,00,000

Indian Bank

Description

Borrower Name	M/s Shri Balaji Associates
Bank Name	Indian Bank
Property Type	plot
Location	All piece and parcel of land in the name of Smt Reeta Rani W/o Narendra Kumar, Situated at Village Dibdiba, Golden Green City at Kashipur Road, Tehsil- Bilaspur, Distt- Rampur, Uttar Pradesh, bearing private plot no. 28-C, Total area 252.00 Sqmt, Property bounded as under: East: Road 9 meter, West: Plot No. C-21, North: Plot No. C-27, South: Plot No. C-29; Sale deed no. 3830/09 duly registered with Sub Registrar Bilaspur in the name of Smt. Reeta Rani W/o Narendra Kumar, dated 19.08.2009, Bahi No. 1, Khand 1089, pages 327 to 350. (Symbolic Possession)
Area	252 Sq Mtrs
Possession	Symbolic

Punjab National Bank Auctions for Land in Tehsil Bilaspur, Rampur

Residential | Rampur | 04-07-2024 11:00 AM

Bank Details

Bank Name	Punjab National Bank		
EMD	₹ 1,50,000	**Reserve Price:**	₹ 14,42,000
Branch Name	Circle Sastra Centre	**Contact Details:**	
Service Provider	mstcecommerce.com	Contact No :	9536582435

Description

6) EM of Residential land measuring area 345.67 sq mt at Chak no.96, Gata No 658 min (Plot no. C-4) at Vill dibdibi (KV Greens) Colony, vide sale deed no.7116, Book no.01, Khand 2207, Pages 393-424, dated 03/06/2015 Tehsil bilaspur, Rampur in the name of Smt Kanchan Singh W/o Sh Shiv Kumar Singh

Province/State: Andhra Pradesh | **City/Town:** Rampur | **Area/Town:** Tehsil Bilaspur

Property Details

Borrower Name	M/s SRL Corporation	**Auction Start Time**	: 04-07-2024 04:00 PM
Asset Category	Residential	**Auction End Date**	: 04-07-2024 04:00 PM
Property Type	Land	**Application Submision Date**	: 03-07-2024 05:00 PM
Auction Type	Sarfaesi Auction		

Downloads

Sale Notice 1:

2 BHK Apartment for Sale in NH-87, Rudrapur

NH-87, Rudrapur

₹41 Lakhs

PLATINUM

TRANSACTION	BUILT-UP AREA	AVAILABILITY	POSTED
New Property	1200 Sq.Ft. (111.48 Sq.M)	Ready To Move	06-Jul-2024

2 BHK Apartment for Sale in NH-87, Rudrapur it offers easy access to ... Read more

Marketin...
Broker

Contact

See more Properties: 1

Owner: Chandan Dubey

2 BHK Flat for Sale in NH-87, Rudrapur

Metropolis City

852 sqft | Ready to Move | 7 out of 7

Last listing property

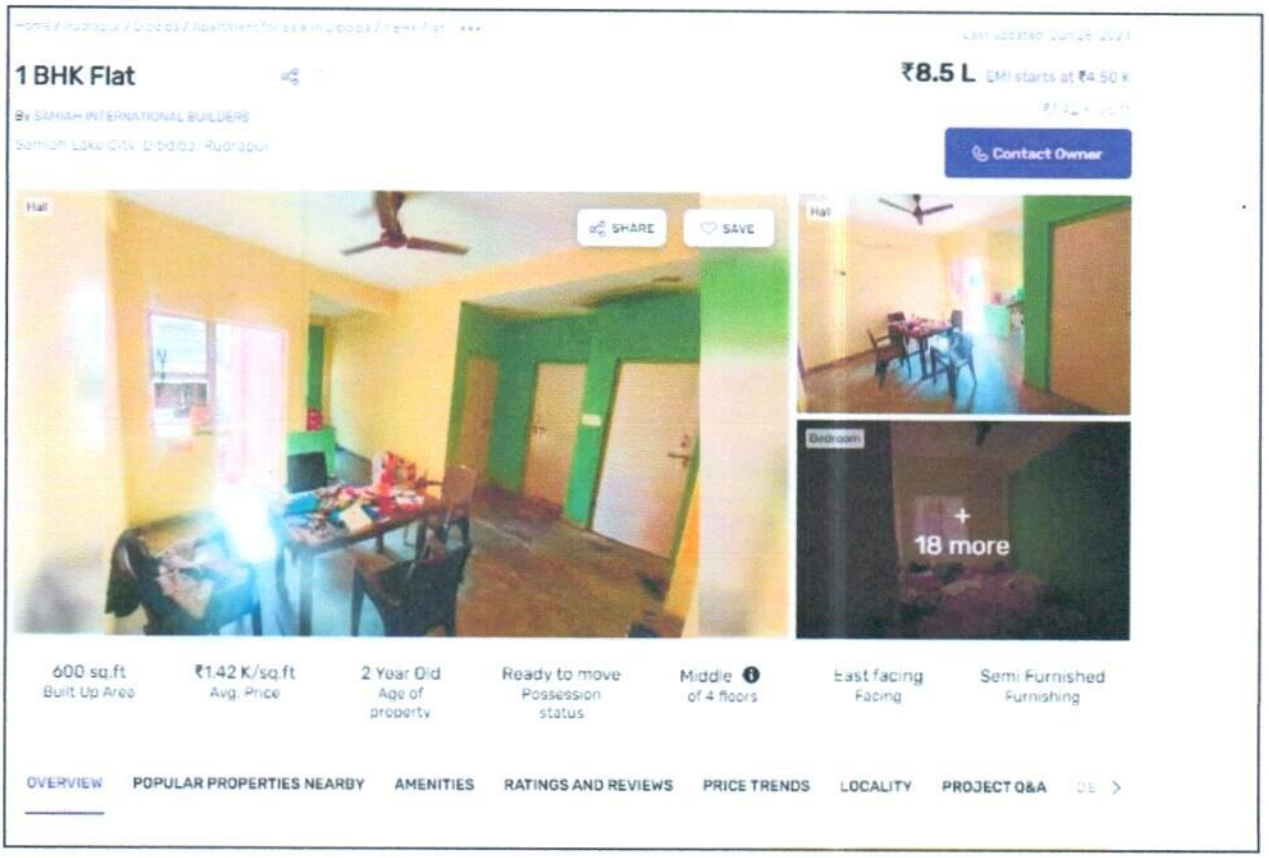
This locality is known for its upscale, modern lifestyle and is a preferred cho... for people...

₹35 Lac
₹4,009 per sqft

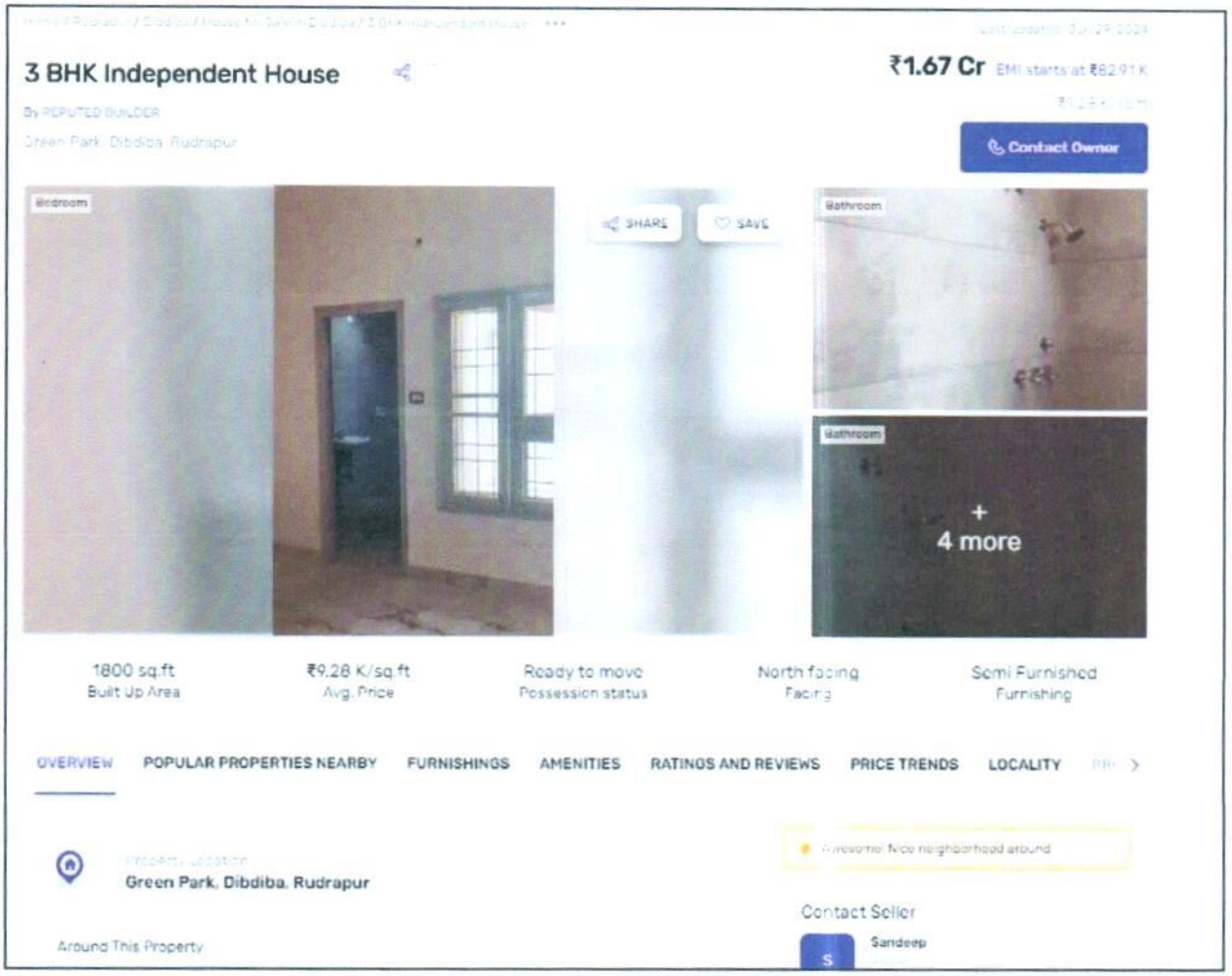
MB Prime
Exclusive Owner Property

Unlock With Prime

Get Phone No.

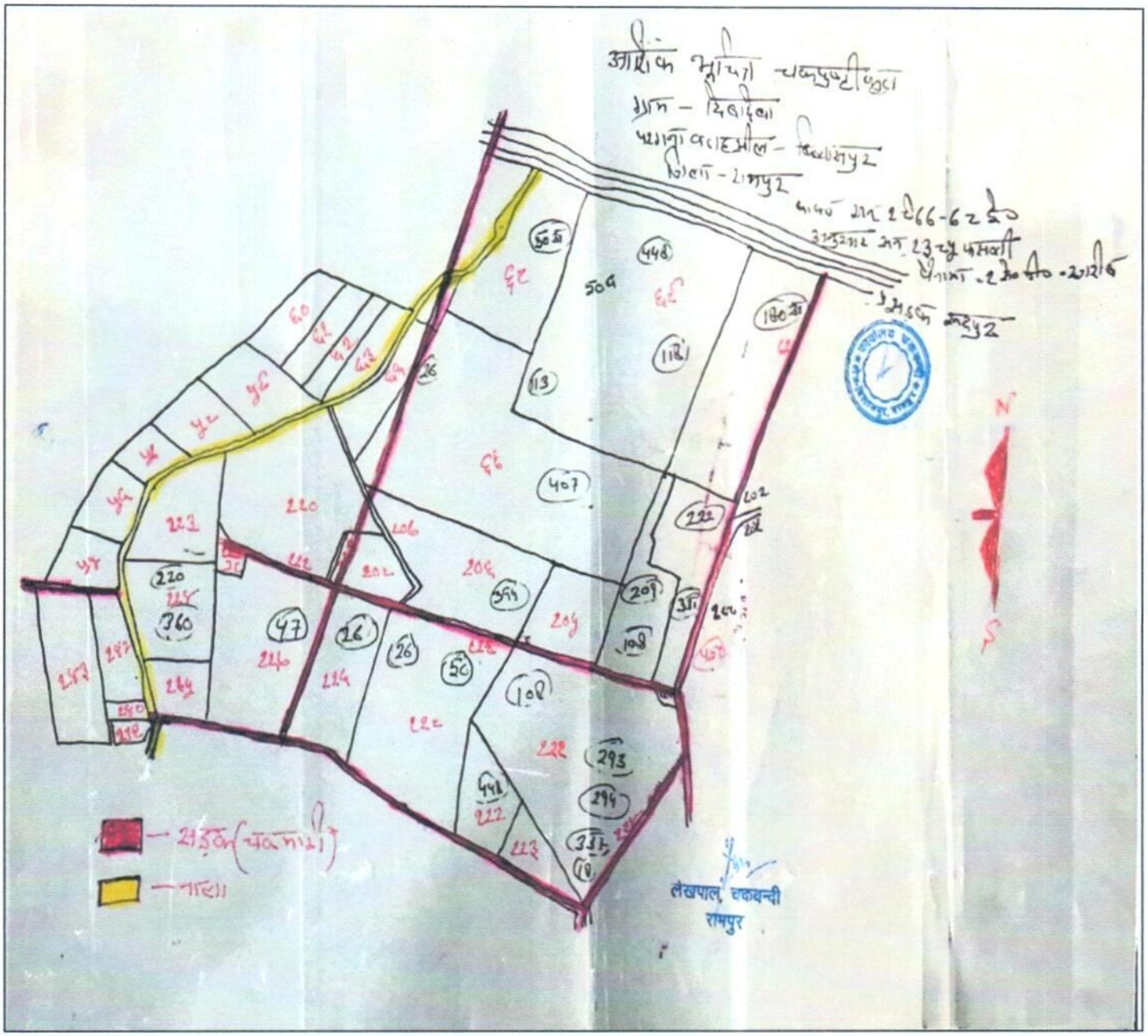


RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

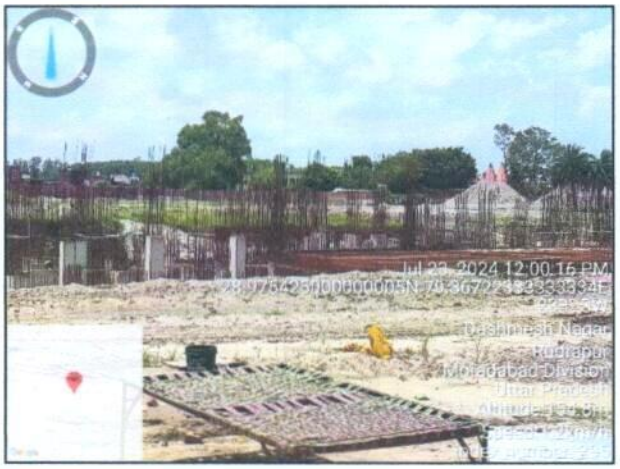


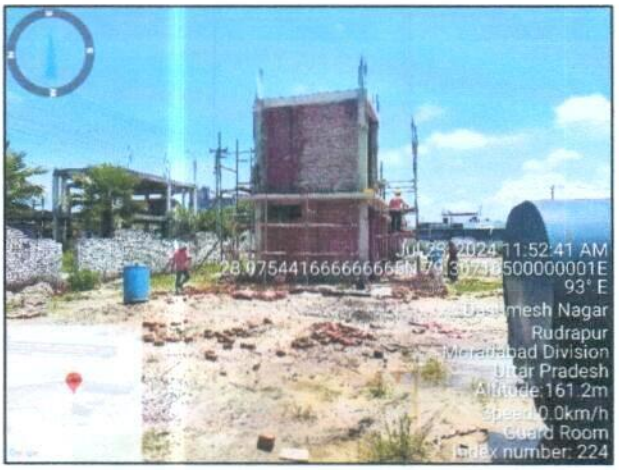
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

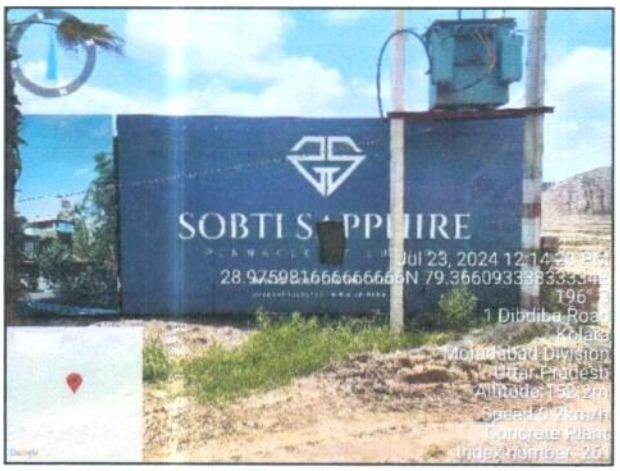
Copy of Cizra Map



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY







R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE IX: EXTRACTS OF IMPORTANT PROPERTY DOCUMENTS PROVIDED BY THE CLIENT

Copy of TIR -1

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas, Atariya Road, Rudrapur, Distt. Udham Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmailcom
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 360 Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : Nala
West : Land of Chak No. 255
North : Land of Chak No. 396
South : Ashram

Property in question is in the name of: Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

RAJEEV KUMAR SAXENA
Advocate
R.No. [illegible]
Rudrapur [illegible]

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Copy of TIR -2

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas, Attariya Road, Rudrapur, Distt. Udham Singh Nagar (Uttarakhand)
E-mail: rsadvocate0@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar **Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur** for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Shri **Charanpal Singh** S/o **Shri Heera Singh** R/o **Model Town, Bareilly, Distt. Bareilly (Uttar Pradesh)** and the encumbrance /Sale /Gift /money /material thing which may affect the title over the landed property is noted against each item

In Re: Title cum search report in respect of a piece of land/property bearing **Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects.** situated at village **Dihdiha, Tehsil Bilaspur, Distt. Rampur** belongs to **Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).**

Details of property

Agricultural land bearing **Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects.** situated at village **Dihdiha,** Tehsil Bilaspur, **Distt.** Rampur.

Boundaries as per sale deed: -

East	12 ft. Chakmarg
West	Nala
North	Remaining Land of Chak No. 47
South	Remaining Land of Chak No. 47

Property in question is in the name of: Shri **Charanpal Singh S/o Shri Heera** Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration order under section 5 (C): **There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.**

RAJEEV KUMAR SAXENA
Advocate
Regd. No. 22
Rudrapur
26/06/2023

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Copy of TIR -3

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas, Atariya Road, Rudrapur, Distt. Udham Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar **Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur** for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Shri **Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh)** and the encumbrance, Sale, Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing **Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects.** situated at village **Dibdiba**, Tehsil Bilaspur, Distt. Rampur belongs to **Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).**

Details of property

Agriculture land bearing **Gata nos. 66 Min area 0.160 Hects., 67 Min area 0.140 Hects., 106 Min area 0.010 Hects., 110 Min area 0.900 Hects. & 113 Min area 0.005 Hects. Total area 1.215 Hects.** situated at village **Dibdiba**, Teh. & Bilaspur, Distt. Rampur.

Boundaries as per sale deed:-

East: 12 ft Chakmarg
West: Nala
North: Land of Gata No. 24/A
South: Remaining Land of Gata No. 47

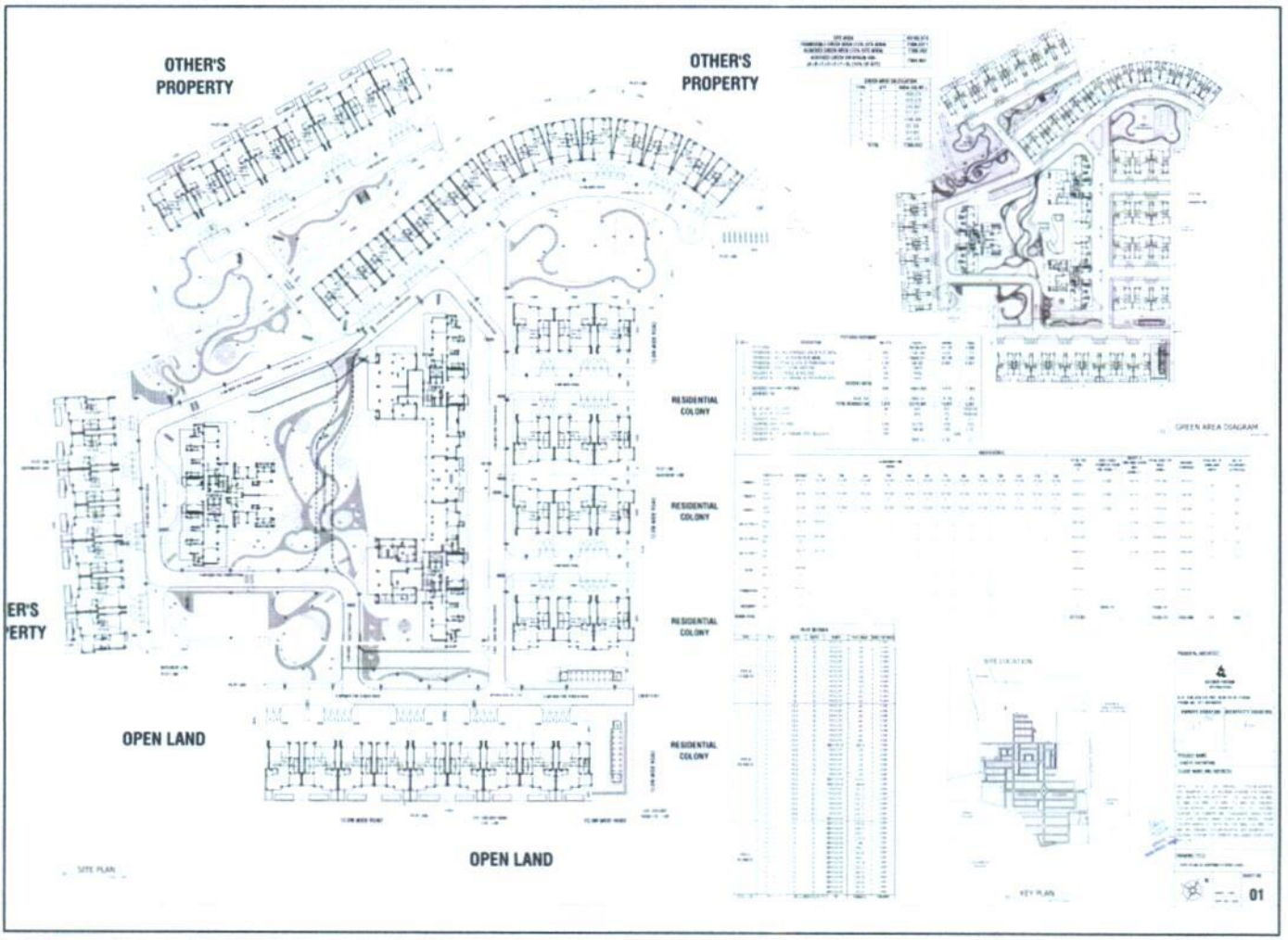
Property in question is in the name of: Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration under section 5(C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as

26/06/2023

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Approved Site Plan



Copy of UP Rera Certificate

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number
UPRERAPRJ154730
Project Name : SOBTI SAPPHIRE
Project Address : Tehshil - Bilaspur, District - Rampur

1.SOBTIS BUILDWELL LIMITED firm / society / company / competent authority having its registered office / principal place of business at WZ 152-B, SHOP NO-3, PLOT NO 165, PRATAP NAGAR, NEW DELHI, WEST DELHI DL110064 IN .

This registration is granted subject to the following conditions, namely -

(i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
(ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
(iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
(iv) The registration shall be valid for a period of 5 years commencing from 31-10-2023 and ending with 17-07-2028 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
vii The validity of the approved map is till 10.01.2026 and the promoter has sought the registration till 17.07.2028. The promoter shall provide the revalidated map to the RERA Authority three months before the expiry of the approved map.

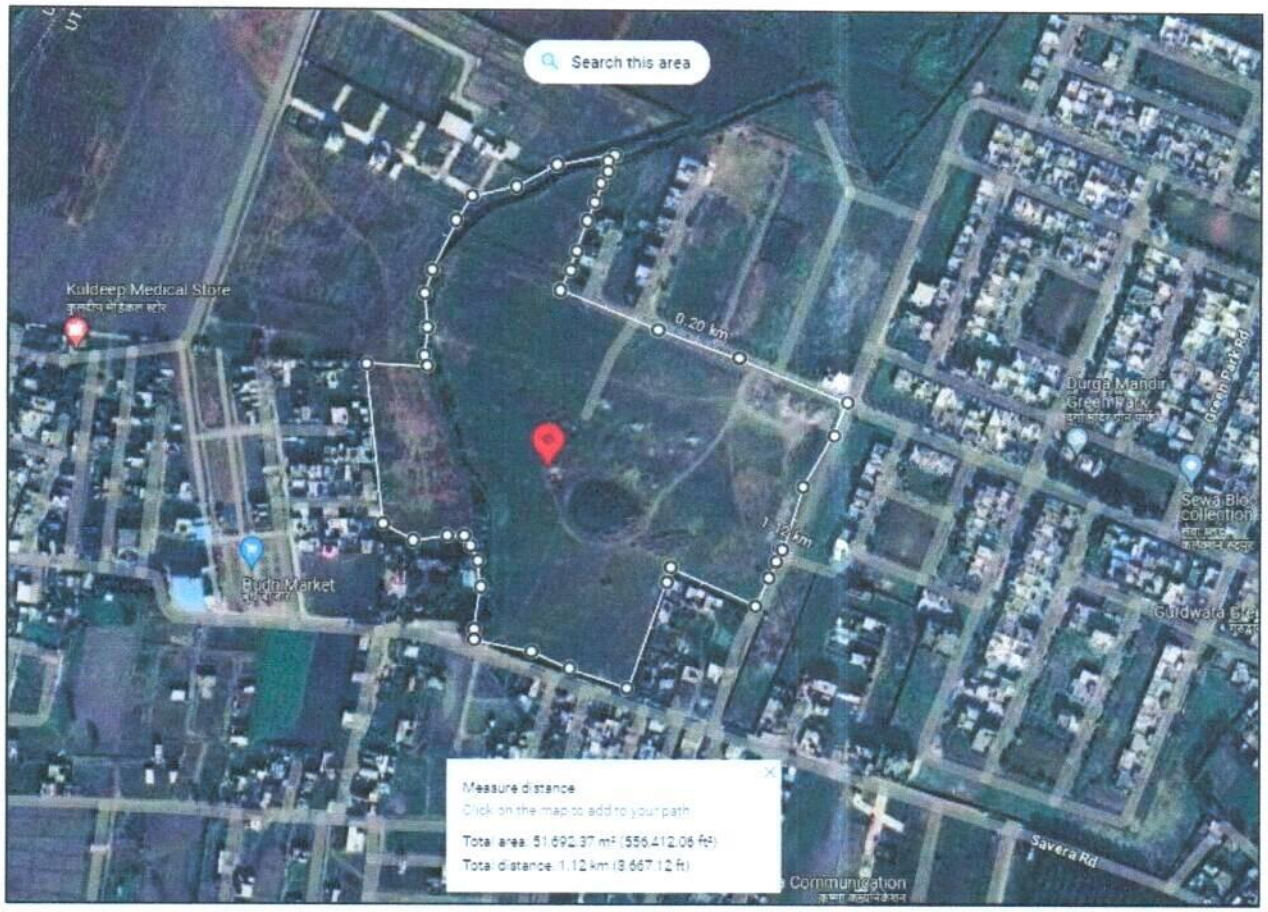
3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date:31-10-2023
Place:Lucknow

Secretary/Authorized Officer, U.P. Real Estate Regulatory Authority

RK Associates Valuers & Techno Engineering Consultants Pvt Ltd

Area Measurement using Google map



Copy of Consortium Agreement

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT (in short "Agreement") is effected into 15th day of September 2023:

1. **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act, 2013 through its Director Mr. Sudeb Panda, S/o Late Sh. Attar Panda, R/o 26/-E, S-4, Greater Green Park, Bareilly 243 001 (herein "Lead Member") having its registered Office at WZ 152-B Shop No. 1 Plot No. 166 Pratap Nagar, New Delhi, 110 064 India Corp. Office Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) which expression shall unless it be repugnant to the context or meaning thereof include its successors, liquidators and assigns of the One Part.

AND

I. **UNI-TRUTH PROJECT PRIVATE LIMITED**, a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196, Floor 1st Block E Landmark NA DD RTS Schelta Naraina Vihar New Delhi 110 028 & Corp. Off. Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) Authorised Signatory Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

II. **AMAR DEVELOPERS** a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly (U.P.) 243 002, Site office Vill. Zerh Teh. Faridpur Distt. Bareilly (U.P.) 243 503, through its Partner Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

III. **CHARNAPAL SINGH SOBTI** S/o Late Sh. Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

hereinafter collectively referred to as **"Consortium Members"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her their legal heirs, successors-in-interest successors, legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as "Parties" and individually as "Party")

For Sobtis Buildwell Ltd.
Authorised Signatory

For Uni-Truth Project Pvt. Ltd.
Authorised Signatory

For Amar Developers
Partner-Signatory

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Copy of Consortium Agreement

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT (in short "Agreement") is effered into 15th day of September 2023:

1. **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act, 2013 through its Director Mr. Sudeb Panda, S/o Late Sh. Arthar Panda, R/o 26/-E, S-4, Greater Green Park, Bareilly 243 001 (herein "Lead Member") having its registered Office at WZ 152-B, Shop No. 1 Plot No. 166 Pratap Nagar, New Delhi, 110 064 India Corp. Office Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) which expression shall unless it be repugnant to the context or meaning thereof include its successors, liquidators and assigns of the One Part.

AND

I. **UNI-TRUTH PROJECT PRIVATE LIMITED**, a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196 Floor 1st Block E Landmark NA DD RES Schettia Nirjana Vihar New Delhi 110 028 & Corp. Off. Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) Authorised Signatory Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

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III. **CHARNAPAL SINGH SOBTI S/o Late Sh. Hira Singh Sobti** having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

hereinafter collectively referred to as **"Consortium Members"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her their legal heirs, successors-in-interest successors, Legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as "Parties" and individually as "Party")

For Sobtis Buildwell Ltd.
Authorised Signatory

For Uni-Truth Project Pvt. Ltd.
Authorised Signatory

For Amar Developers
Auth. Signatory

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Copy of Fire NOC

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

पत्रावली संख्या: UPFS/2022/55098/RMP/RAMPUR/698/CFO
दिनांक:27-06-2022

[illegible] sobti continental [illegible] VILL DOBOBA,B,RAMPUR [illegible] BILASPUR [illegible] 49100.00 sq.mt [illegible] 35964 [illegible] 3 [illegible]

[illegible]	प्रत्येक क्लस्टर में नहों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
A	24	1	44.05 mt
B	24	1	44.05 mt
C	24	1	44.05 mt

[illegible] sobti continental [illegible] Residential [illegible] sobti continental [illegible]

Note : According to FSSO inspection report
Recommended for three residential towers
one pump house to be made with 225kilitre underground fire fighting tank with 1 electric pump capacity2280lpm and 1 electric pump capacity2280 and 1 jockey pump 180lpm and 1 water curtain pump 2280llpm to be installed .

[illegible]

[illegible]
(मुख्य अग्निशमन अधिकारी)

निर्गत किए जाने का दिनांक : 05-07-2022
स्थान : RAMPUR

(ANKUSH MITTAL)

Copy of SEIAA NOC

ENVIRONMENTAL CLEARANCE

PARIVESH
(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), UTTAR PRADESH)

To,

The Director
SOBTIS BUILDWELL LIMITED
WZ 152-B, Shop No. 1, Plot No. 165 Pratap Nagar, New Delhi, 110064 -110064

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/INFRA2/448644/2023 dated 12 Oct 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038UP185492**
2.	**File No.**	8358
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Environment Clearance of Proposed group housing project "Sobti Sapphire" at Gata No. 47, 66Mi, 67Mi, 106Mi, 110Mi, 113Mi, 140Mi, 142Mi, 143Mi, village-Dibolba, Tehsil - Bilaspur, District - Rampur, Uttar Pradesh, developed by M/s Sobti Buildwell Limited
7.	**Name of Company/Organization**	SOBTIS BUILDWELL LIMITED
8.	**Location of Project**	UTTAR PRADESH
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards

Date: 21/12/2023

(e-signed)
Ajay Kumar Sharma
Member Secretary
SEIAA - (UTTAR PRADESH)

Note. A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

EC Identification No. - EC23B038UP185492 File No. - 8358 Date of issue EC - 21/12/2023 Page 1 of 13

RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE - X

PART E	VALUER'S IMPORTANT REMARKS

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

17.	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 in 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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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 financer 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.
24.	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.
25.	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.
26.	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.
27.	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 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.
28.	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.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	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.
32.	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.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	**Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associ ates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.