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REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0, Nov 2022

CASE NO.: VIS (2024-25)-PL452-402-560

Dated: 27.11.2024

# VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL LAND AND BUILDING

SITUATED AT

HAIBATPUR ROAD VILLAGE SADHE MAJRA, TEHSIL DERA BASSI, DISTT.  
PATIALA, PUNJAB

REPORT PREPARED FOR

STATE BANK OF INDIA, 21<sup>ST</sup> FLOOR, MAKER TOWER E, CUFFE PARADE,  
MUMBAI, MAHARASHTRA- 400005

- 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 Advisors
- 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](mailto: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](http://www.rkassociates.org) for reference.*

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FILE NO.: VIS (2024-25)-PL452-402-560

Valuation - This is available at [www.rkassociates.org](http://www.rkassociates.org)

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT:**

**HAIBATPUR ROAD VILLAGE SADHE MAJRA, TEHSIL DERA BASSI, DISTT.  
PATIALA, PUNJAB**





**PART B**

**SBI FORMAT OF OPINION REPORT ON VALUATION**

<b>Name &amp; Address of Branch</b>	State Bank Of India, 21st Floor, Maker Tower E, Cuffe Parade, Mumbai, Maharashtra- 400005
<b>Name of Customer (s)/ Borrower Unit</b>	M/s Gannon Dunkerley & Co. Ltd.
<b>Work Order No. &amp; Date</b>	SARG/INFRA-2/AMT-3/24-25/7 Dated 17 October 2024

S.N O.	CONTENTS		DESCRIPTION																	
1.	INTRODUCTION																			
a.	Name of the owner	M/s Gannon Dunkerley Realty Limited (as per Share Purchase Agreement provided to us)																		
	Address & Phone Number of the Owner	New Excelsior Building, 3 <sup>rd</sup> Floor, AK Nayak Marg, Fort, Mumbai-400001																		
b.	Purpose of the Valuation	For Distress Sale of mortgaged assets under NPA a/c																		
c.	Date of Inspection of the Property	7 November 2024																		
	Property Shown By	Name	Relationship with Owner	Contact Number																
		DP Mishra	Representative	+91-9779598439																
d.	Date of Valuation Report	27 November 2024																		
e.	Name of the Developer of the Property	-																		
	Type of Developer	Private																		
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY																			
	<p style="text-align: center;"><b><u>BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</u></b></p> <p>This valuation report is prepared for the Housing society at aforementioned address admeasuring 10150 sq. yds. of land area with 3754.64 sq.mt. of built-up area. The property description for the building is mentioned below in the table: -</p> <table><tr><td>S. No.</td><td>Tower</td><td>No. of Floors</td><td>Area</td></tr><tr><td>1</td><td>1</td><td>G+4</td><td>1695 sq.mt.</td></tr><tr><td>2</td><td>2</td><td>G+3</td><td>1884 sq.mt.</td></tr><tr><td>3</td><td>3</td><td>G+4</td><td>1235 sq.mt.</td></tr></table> <p>The property is well-connected by road transport, and few public amenities such as School, Hospitals and Restaurants are in close vicinity. It's a good location for residential due to its good connectivity with road and public amenities. It is located on Haibatpur Road and just 1.2 Km away Chandigarh Express way.</p> <p>This valuation is conducted of the asset as per the documents provided to us and of which photographs are also attached with the report for which references from the copy of the documents provided by the bank at the time of the valuation assessment is also made, considering that no modifications, deviations, fabrication or any updation is made to those documents before or after the valuation assessment date for which shall not be responsible.</p>				S. No.	Tower	No. of Floors	Area	1	1	G+4	1695 sq.mt.	2	2	G+3	1884 sq.mt.	3	3	G+4	1235 sq.mt.
S. No.	Tower	No. of Floors	Area																	
1	1	G+4	1695 sq.mt.																	
2	2	G+3	1884 sq.mt.																	
3	3	G+4	1235 sq.mt.																	
a.	Location attribute of the property																			
i.	Nearby Landmark	Palm City																		
ii.	Postal Address of the Property	Haibatpur Road, Village Sadhe Majra, Tehsil Dera Bassi, Distt. Patiala, Punjab																		
iii.	Type of Land	Solid Land/ on road level																		
iv.	Independent access/ approach to the property	Clear independent access is available																		
v.		Enclosed with the Report																		



## VALUATION ASSESSMENT

M/S. GANNON DUNKERLEY & CO. LTD.

	Google Map Location of the Property with a neighborhood layout map	Coordinates or URL: 30°35'59.7"N 76°51'27.0"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Chandigarh Express	Approx. 120 ft. wide	
	(b) Front Road Name & width	Haibatpur Road	Approx. 25 ft. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	~1.2 Km		
vii.	Description of adjoining property	Residential		
viii.	Plot No. / Survey No.	Khasara No. 513/283, 515/284, 517/285		
ix.	Zone/ Block	Village Sadhe Majra		
x.	Sub registrar	Tehsil Dera Bassi		
xi.	District	Patiala		
xii.	Any other aspect	--		
	(a) List of documents produced for perusal ( <i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i> )	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Property Title document	Share Purchase Agreement	Dated 14-09-2007
		Floor Plan	-	-
		Agreement to Sell	-	-
		Last paid Electricity Bill	-	-
		Last paid Municipal Tax Receipt	-	-
	(b) Documents provided by	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. DP Mishra	Owner's Representative	+91- 9779598439
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property (Building) <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	(d) Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
	(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property		
	(g) City Categorization	Scale-B City		Urban developing
	(h) Characteristics of the locality	Good		Within urban developing zone
	(i) Property location classification	Good location within locality	Near to Highway	On Wide Road
	(j) Property Facing	South Facing		



b.	<b>Area description of the Property</b> <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or 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.</i>	<b>Land</b>	<b>Construction</b>	
			<b>Built-up Area</b>	
		10,150 sq.yds.	51,785 sq. ft.	
c. <b>Boundaries schedule of the Property</b>				
i.	Are Boundaries matched		No, boundaries are not mentioned in the documents.	
ii.	<b>Directions</b>	<b>As per Documents</b>	<b>Actual found at Site</b>	
	East	---	Palm City	
	West	---	Others Property	
	North	---	Others Property	
	South	---	Road	
3. <b>TOWN PLANNING/ ZONING PARAMETERS</b>				
a.	Master Plan provisions related to property in terms of Land use		Residential Plot/Land	
	i. Any conversion of land use done		From Agricultural to Residential. CLU might had been obtained, but no supporting document has been provided in this regard.	
	ii. Current activity done in the property		Residential purpose	
	iii. Is property usage as per applicable zoning		Cannot comment, as no information is available	
	iv. Any notification on change of zoning regulation		Not Applicable	
	v. Street Notification		Not notified	
b.	Provision of Building by-laws as applicable		<b>PERMITTED</b>	<b>CONSUMED</b>
	i. FAR/FSI		--	---
	ii. Ground coverage			
	iii. Number of floors			
	iv. Height restrictions			
	v. Front/ Back/Side Setback			
vi. Status of Completion/ Occupational certificate		No information provided		
c.	Comment on unauthorized construction if any		Cannot comment, as no information is available	
d.	Comment on Transferability of developmental rights		Free hold, complete transferable rights	
e.	i. Planning Area/ Zone		Greater Mohali Area Development Authority (GMADA)	
	ii. Master Plan Currently in Force		Revised Master Plan LPA Derabassi 2031	
	iii. Municipal Limits		Municipal Council Derabassi	
f.	Developmental controls/ Authority		Greater Mohali Area Development Authority (GMADA)	
g.	Zoning regulations		Residential	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses		It is a mixed used area. On main road properties are used as commercial and internal roads as residential.	
i.	Comment of Demolition proceedings if any		No such information came to our knowledge	



## VALUATION ASSESSMENT

M/S. GANNON DUNKERLEY & CO. LTD.

i.	Comment on Compounding/ Regularization proceedings	No such information came to our knowledge	
j.	Any other aspect	---	
	i. Any information on encroachment	None	
	ii. Is the area part of unauthorized area/ colony	No	
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	Share Purchase Agreement	
b.	Names of the owner	M/s Gannon Dunkerley Realty Limited.	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain	
f.	Notification of road widening if any and area under acquisition	No information available	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	The property is already mortgaged to State Bank of India	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No information provided to us.	
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Cannot comment since no approved map provided to us on our request	
	ii. Authority approving the plan	NA	
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map provided to us on our request	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	Cannot comment since no approved map provided to us on our request
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes agricultural land, however land conversion has been taken, but no supporting document has been provided.	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	--
		Water Tax	--
		Electricity Bill	--
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	No information available	
	iv. Property or Tax Id No.	-	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not made available to us	
	Any other aspect	---	



q.	i. Property presently occupied/ possessed by	Vacant
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*\*NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>		
a.	Reasonable letting value/ Expected market monthly rental	Not applicable	
b.	Is property presently on rent	NA	
	i. Number of tenants	NA	
	ii. Since how long lease is in place	NA	
	iii. Status of tenancy right	NA	
	iv. Amount of monthly rent received	NA	
c.	Taxes and other outgoing	No information	
d.	Property Insurance details	No information	
e.	Monthly maintenance charges payable	No information	
f.	Security charges, etc.	No information	
g.	Any other aspect	No information	
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>		
a.	Descriptive account of the location of the property 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	
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No	
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>		
a.	Description of the functionality & utility of the property in terms of:		
	i. Space allocation	Can't comment since construction of the building is stalled.	
	ii. Storage spaces	Can't comment since construction of the building is stalled	
	iii. Utility of spaces provided within the building	Can't comment since construction of the building is stalled	
	iv. Car parking facilities	Can't comment since construction of the building is stalled	
	v. Balconies	Can't comment since construction of the building is stalled	
b.	Any other aspect		
	i. Drainage arrangements	Yes	
	ii. Water Treatment Plant	No	
	iii. Power Supply arrangements	Permanent	Yes
		Auxiliary	No
	iv. HVAC system	No	
	v. Security provisions	No	
	vi. Lift/ Elevators	No	
	vii. Compound wall/ Main Gate	Yes	
	viii. Whether gated society	Yes	





Internal development														
Garden/ Park/ Land scaping		Water bodies	Internal roads	Pavements	Boundary Wall									
No		No	No	No	Yes									
<b>8. INFRASTRUCTURE AVAILABILITY</b>														
a. Description of Aqua Infrastructure availability in terms of:														
i. Water Supply			Yes											
ii. Sewerage/ sanitation system			No											
iii. Storm water drainage			No											
b. Description of other Physical Infrastructure facilities in terms of:														
i. Solid waste management			By Local authorities.											
ii. Electricity			Yes											
iii. Road and Public Transport connectivity			Yes											
iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity											
c. Proximity & availability of civic amenities & social infrastructure														
School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport								
~1.9 km.	~3 km.	~500 mtr.	~7.1 km.	~2 km	-	~ 15 km								
Availability of recreation facilities (parks, open spaces etc.)			Yes, recreation facilities are available nearby											
<b>9. MARKETABILITY ASPECTS OF THE PROPERTY</b>														
a. Marketability of the property in terms of														
i. Location attribute of the subject property			Very Good											
ii. Scarcity			Similar kind of properties are not easily available in this area, due to the size of the property.											
iii. Demand and supply of the kind of the subject property in the locality			Good demand of such properties in the market.											
iv. Comparable Sale Prices in the locality			Please refer to Part D: Procedure of Valuation Assessment											
b. Any other aspect which has relevance on the value or marketability of the property			Good developing area											
i. Any New Development in surrounding area			No information available											
ii. Any negativity/ defect/ disadvantages in the property/ location			Moderate demand of the property because of its large size. Also the property is a stalled project.											
<b>10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>														
a. Type of construction			Structure	Slab	Walls									
			RCC Framed structure	RCC	Brick wall									
b. Material & Technology used			Material Used		Technology used									
			RCC Framed structure		RCC Framed structure									
c. Specifications	i. Roof		Floors/ Blocks		Type of Roof									
			1. G+4		RCC Framed structure									
			2. G+3											
			3. G+4											



## VALUATION ASSESSMENT

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	4. Floor height	~11 ft.	
	5. Type of flooring	No flooring or surfacing	
	6. Doors/ Windows	Project is stalled since 2012	
	7. Class of construction/ Appearance/ Condition of structures	Internal - Project is stalled since 2012	
	8. Interior Finishing & Design	External - Project is stalled since 2012	
	9. Exterior Finishing & Design	, Under construction, Project is stalled since 2012	
	10. Interior decoration/ Special architectural or decorative feature	Project is stalled since 2012	
	11. Class of electrical fittings	Internal / Project is stalled since 2012	
	12. Class of sanitary & water supply fittings	Internal / Project is stalled since 2012	
d.	Maintenance issues	Not applicable since it is a under construction property	
e.	Age of building/ Year of construction	12 years	2012
f.	Total life of the structure/ Remaining life expected	70 years/ 58 years	
g.	Extent of deterioration in the structure	The project is initial stage of construction.	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	No information available	
j.	Visible damage in the building if any	Weathering effect and visible wear & tear effect	
k.	System of air conditioning	No	
l.	Provision of firefighting	No firefighting system installed	
m.	Copies of the plan and elevation of the building to be included	Not provided by the owner/ client	
<b>11. ENVIRONMENTAL FACTORS</b>			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present	
<b>12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Stalled uncomplete structure	
<b>13. VALUATION</b>			
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.	



c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs. 4,56,75,000/-</b>
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs. 15,50,00,000/-</b>
	<b>iii. Expected Estimated Realizable Value</b>	<b>Rs. 13,17,50,000/-</b>
	<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs. 11,62,50,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>Rs. 4,14,28,098/-</b>
e.	<b>i. Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	<b>ii. Details of last two transactions in the locality/ area to be provided, if available</b>	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14.</b>	<b>Declaration</b>	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. 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 &amp; fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Atul Gola has visited the subject property on <b>9/11/2024</b> in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
<b>15.</b>	<b>ENCLOSED DOCUMENTS</b>	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	FGoogle Map enclosed with coordinates is enclosed with the report.



b.	Building Plan	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer representative at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none"> <li>i. Part C: Area Description of the Property</li> <li>ii. Part D: Procedure of Valuation Assessment</li> <li>iii. Google Map</li> <li>iv. References on price trend of the similar related properties available on public domain, if available</li> <li>v. Photographs of the property</li> <li>vi. Copy of Circle Rate</li> <li>vii. Important property documents exhibit</li> <li>viii. Annexure: VI - Declaration-Cum-Undertaking</li> <li>ix. Annexure: VII - Model Code of Conduct for Valuers</li> <li>x. Part E: Valuer's Important Remarks</li> </ul>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<b>37</b>





**ENCLOSURE: I**

<b>PART C</b>		<b>AREA DESCRIPTION OF THE PROPERTY</b>	
1.	Land Area considered for Valuation	10150 sq.yds./ 8486.6 sq.mtr.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Land Area is considered as per documents and site survey sample measurements.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Built-up Area</b>	~51,785 sq. ft.
	Area adopted on the basis of	As per documents provided and site survey sample measurement along with google measurement tool.	
	Remarks & observations, if any	---	

**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. In case of large property involving multiple buildings & irregular design, it has been adopted on the basis of the documents.
2. 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.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





**ENCLOSURE: II**

**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1. GENERAL INFORMATION					
i.	Important Dates	<b>Date of Appointment</b>	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		17 October 2024	9 November 2024	27 November 2024	27 November 2024
ii.	Client	State Bank Of India, 21st Floor, Maker Tower E, Cuffe Parade, Mumbai			
iii.	Intended User	State Bank Of India, 21st Floor, Maker Tower E, Cuffe Parade, Mumbai			
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.			
v.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c			
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	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property(Building) <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done			
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	<b>Nature</b>	<b>Category</b>	<b>Type</b>
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL LAND AND BUILDING
		<b>Classification</b>	Personal use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State <b>Reason:</b> Asset under NPA state		
vi.	Property Use factor	<b>Current/ Existing Use</b>	<b>Highest &amp; Best Use</b>	<b>Considered for Valuation purpose</b>



## VALUATION ASSESSMENT

M/S. GANNON DUNKERLEY & CO. LTD.

			(in consonance to surrounding use, zoning and statutory norms)		
		Residential	Residential		Residential
vii.	Legality Aspect Factor	---			
viii.	Class/ Category of the locality	Upper Middle Class (Good)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Near to Highway	1. G+4
		Urban developing	Normal	Within urban developing zone	2. G+3
					3. G+4
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Submersible/ Jal Board Supply	No	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.)	Urban Developing area			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	---			
xv.	Any specific advantage in the property	The subject property is on Haibatpur Road and is just approx. 1.5 km from Chandigarh-Ambala Highway.			
xvi.	Any specific drawback in the property	Construction is stalled since 2012			
xvii.	Property overall usability/ utility Factor	Low			
xviii.	Do property has any alternate use?	No.			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
xx.	Is the property merged or colluded with any other property	No			
		Comments: None			
xxi.	Is independent access available to the property	Clear independent access is available			
xxii.	Is property clearly possessable upon sale	Yes			
xxiii.		Fair Market Value			



## VALUATION ASSESSMENT

M/S. GANNON DUNKERLEY & CO. LTD.

	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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		<b>Approach of Valuation</b>	<b>Method of Valuation</b>
		<b>Built-up Unit</b>	<b>Market Approach</b>	<b>Market Comparable Sales Method</b>
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	<b>Market Comparable</b>			
	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: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	M/s. Shri Sai Kripa Property 91-9216092167 Property Consultant Similar property Nearby area Rs. 10,000/- per sq.yds. to 12,000/- per sq.yds. As per the discussion with the property dealer the rate of similar land parcel in subject locality will be for above mentioned rate.
		2.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	M/s Cosmos India Property Consultants 91-9115101217 Property Consultant --- Same Locality Rs. 10,000/- per sq.yds. to Rs. 15,000/- per sq.yds. As per the discussion with the property dealer the land rates for residential plot in subject locality will be available for above mentioned rates which depend on location of the properties.
		<b>NOTE: The given information above can be independently verified to know its authenticity.</b>		
xxviii.	Adopted Rates Justification	As per our market research and research through public domain the following information has been found: <ul style="list-style-type: none"><li>In the subject locality there are no property similar to our subject property available but as per our micro level research and information available on public domain the land rates in the subject locality will be available in the range of Rs.10,000/- to 15,000/- per sq.ft. depending upon the distance from main road, size of the property etc.</li><li>Due to the nature of the property it is very hard to find any recent transaction of such property in the subject locality. In the same locality there is no other similar size of land parcel is available</li></ul> In the view of the above we are of the opinion to adopt the rate range of the land in subject locality will be ~Rs.10,000 to Rs.12,000 per sq.yds. and a rate		



		of Rs. 11,000 per sq.yds. of land area would be considered for this purpose of valuation.	
	<b>NOTE:</b> 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.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Landmark property, easily sellable.	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Extremely low
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: ---	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	Property is located in posh high class area  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 financier 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. 11,000 per sq. yds. of 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.	<b>Basis of computation &amp; working</b>		
	<ul style="list-style-type: none"><li>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.</li><li>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.</li></ul>		



- 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 in case of large property involving multiple buildings & irregular design.
- 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 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

- Documents/ Information/ Data provided by the client/ property owner or his representative both written &



	<p>verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</p> <p>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.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification may be done by an agency / advocate appointed by lender. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>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.</p>
xxxvi.	<p><b>SPECIAL ASSUMPTIONS</b></p> <p>NA</p>
xxxvii.	<p><b>LIMITATIONS</b></p> <p>None.</p>



*[Handwritten signature]*



3.	VALUATION OF LAND		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 4,500/- per sq.yds.	Rs. 10,000/- per sq.yds. to Rs. 12,000/- per sq.yds.
b.	Rate adopted considering all characteristics of the property	Rs. 4,500/- per sq.yds.	Rs.11000/- per sq.yds.
c.	Total Land Area considered (documents vs site survey whichever is less)	10,150 sq.yds./ 8,486.7 sq.mtr.	10,150 sq.yds./ 8,486.7 sq.mtr.
d.	<b>Total Value of land (A)</b>	10,150 sq.yds. X Rs.4,500/- per sq.yd.	10,150 sq.yds. X Rs.11,000/- per sq.yd.
		Rs. 4,56,75,000/-	Rs. 11,16,50,000/-

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

Sr. No.	Block Name	Total Floors	Height (in ft.)	Built-up Area (in sq mtr)	Total Built-up Area	Year of Construction	Total Life Consumed (In year)	Total Economical Life (In year)	Gross Replacement value (INR)	Fair Market Value (INR)
1	Tower 1	5	11	339	18,221	2012	12	70	1,82,21,130/-	1,54,09,870/-
2	Tower 2	4	11	471	20,271	2012	12	70	2,02,70,576/-	1,71,43,116/-
3	Tower 3	5	11	247	13,293	2012	12	70	1,32,93,417/-	1,12,42,432/-
<b>Total</b>				1,056	51,785				5,17,85,123/-	4,37,95,418/-

**Remarks:**

1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the documents provided to us.
2. The maintenance of the building was average as per site survey observation from external.
3. Age of construction taken from the information as per documents provided to us.
4. The Valuation is done by considering the depreciated replacement cost and while calculating D.R.C. 10% salvage value is considered.





5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
Sl. 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 & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		
e.	<b>ADDITIONAL AESTHETIC/ INTERIOR WORKS VALUE (B)</b>	----	----
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> </ul>		





**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. 4,56,75,000/-	Rs. 11,16,50,000/-
2.	Built-up unit Value (B)	---	Rs. 4,37,95,418/-
3.	Additional Aesthetic/ Interior Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs. 4,56,75,000/-	Rs. 15,54,45,418/-
5.	Additional Premium if any	---	NA
	Details/ Justification	---	NA
6.	Deductions charged if any	---	NA
	Details/ Justification	---	NA
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 4,56,75,000/-	Rs. 15,54,45,418/-
8.	Rounded Off	---	Rs. 15,50,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Four Crore Fifty Six Lakhs, Seventy Five Thousands only/-	Rupees Fifteen Crore, Fifty Lakhs only/-
10.	Expected Realizable Value (@ ~15% less)	NA	Rs. 13,17,50,000/-
11.	Expected Distress Sale Value (@ ~25% less)	NA	Rs. 11,62,50,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	~108.96%	
13.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
14.	Concluding Comments/ Disclosures if any		
	a. The liabilities and contingent liabilities are not featured in this valuation report. Therefore, it has to be factored separately to get the transactional value.		



- b. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- c. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- d. This Valuation is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. During the site visit, the units of the plant was in operational (Maintenance work going on since, it is an off season). Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.

#### IMPORTANT KEY DEFINITIONS

15.

**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 market 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



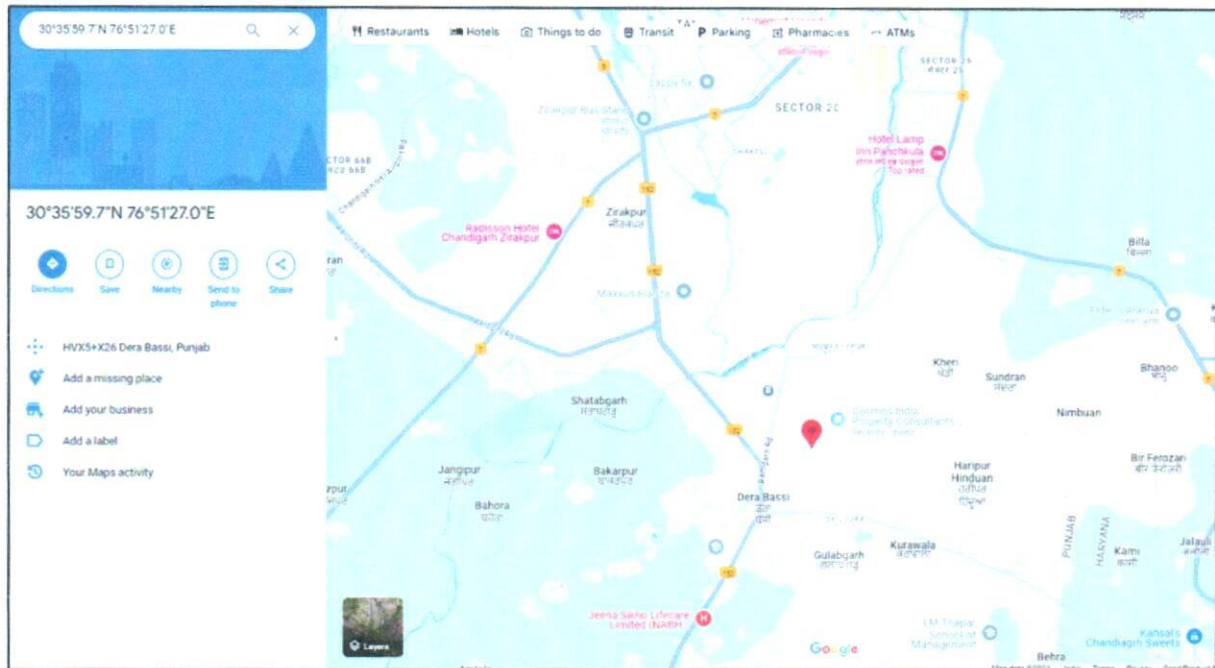
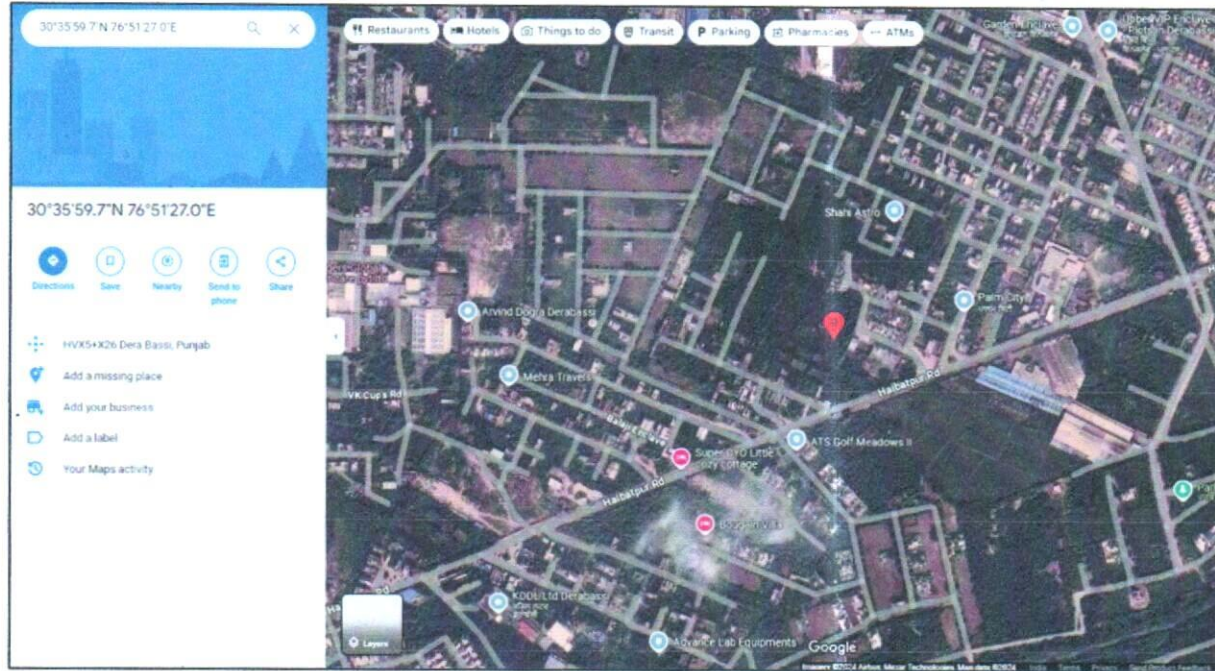
	<p>responsibility to describe the definitions of these words to avoid ambiguity &amp; confusion in the minds of the user of this report.</p> <p>The <b>Cost</b> of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The <b>Price</b> is the amount paid for the procurement of the same asset.</p> <p>The <b>Value</b> is defined as the present worth of future rights in the property/ asset and 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.</p> <p>Therefore, in actual for the same asset/ property, cost, price &amp; value remain different since these terms have different usage &amp; meaning.</p>
16.	<p><b>Enclosures with the Report:</b></p> <ul style="list-style-type: none"> <li>• Enclosure: I – Google Map Location</li> <li>• Enclosure: II - References on price trend of the similar related properties available on public domain</li> <li>• Enclosure: III – Photographs of the property</li> <li>• Enclosure: IV – Copy of Circle Guideline Rate</li> <li>• Enclosure V: Important property documents exhibit</li> <li>• Enclosure VI: Annexure: VI - Declaration-cum-Undertaking</li> <li>• Enclosure VII: Annexure: VII - Model code of conduct for valuers</li> <li>• Enclosure VII: Part D - Valuer's Important Remarks</li> </ul>

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Atul Gola	Anuj Sharma	Anil Kumar
		





**ENCLOSURE: I – GOOGLE MAP LOCATION**





**ENCLOSURE: II – PHOTOGRAPHS OF THE PROPERTY**





**ENCLOSURE: III – COPY OF CIRCLE RATE**

Notification

**No. 1311-HRC**

**Dated 01-07-2022**

In compliance to the orders of the Department of Revenue and Disaster Management, Punjab vide Memo No. 01/01/2020-ST-2/930 Dated 30.06.2022 and in accordance with rules 3A of the Punjab Stamp Rules 1983, the minimum rates for registration of different types of Land/Properties (including agriculture, residential, commercial, industrial or institutional) falling in the jurisdiction of District SAS Nagar are notified and published, for the year 2022-23. These rates shall be effective from 04/07/2022.

		Commercial	6000	
		Industrial Plot	5000	
		Gair Mumkin Ghaghar	640000	
13	Sadde Majra	Chahi	8000000	
		Barani	8000000	
		Main Road	15000000	
		Residential	4500	
		Commercial	9000	
		Focal Point	5000	
		Gair Mumkin Ghaghar	800000	



*[Handwritten signature]*



**ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**Share Purchase Agreement**

<p>INDIA NON JUDICIAL</p> <p>दिल्ली DELHI D 36431</p> <p><b>SHARE PURCHASE AGREEMENT</b></p> <p>The present agreement made at New Delhi on this the 14<sup>th</sup> day of September, 2007.</p> <p>By and BETWEEN</p> <p><b>PARTIES</b></p> <p>Shri Anil Sarraf, son of Shri Jagdish Prasad Sarraf, resident of 153, AGCR Enclave, Karkardooma, Delhi-110092, first party of the first part, and</p> <p>Shri Gajanan Aganwal, son of Late Shri Omkar Mai Aganwal, resident of A 809, Sector 16, Vasundra, Ghaziabad, U.P., second party of the first part, and</p> <p>Shri Viender Kumar Dhirga, son of Shri Laxmi Chand Dhirga, resident of S-235, Greater Kailash -1, New Delhi-48, third party of the first part, and</p> <p>Shri Sanjeev Dhirga, son of Shri Viender Kumar Dhirga, resident of S-235, Greater Kailash -1, New Delhi-48, fourth party of the first part, and</p> <p><i>Aschadp</i> <i>Viender</i> <i>Anil Sarraf</i></p>	<p>The parties of the First Part are hereinafter collectively referred to as "Vendors" which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns.</p> <p>AND</p> <p>Gannon Dunkerley Realty Limited, a Company registered under the Indian Companies Act having its registered office at New Excelsior Building, 3<sup>rd</sup> Floor, A.K. Nayak Marg, Fort, Mumbai-40001 and Delhi Regional Office at B-228, Okhla Industrial Area, Phase-1, New Delhi-110020, hereinafter referred to as "Acquirer" which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns of the SECOND PART,</p> <p>AND</p> <p>M/s I.K. Infrastructure Pvt. Ltd, a Company incorporated under the Companies Act, 1956 having its Registered Office at Flat No.9(II), Second Floor, Sagar Apartment, 6, Tilak Marg, New Delhi, hereinafter referred to as the "Company" which expression shall unless repugnant to the context or meaning thereof include its successors and permitted assigns of the THIRD PART.</p> <p><b>RECITALS</b></p> <p>A. Whereas the vendors are desirous of selling and the Acquirer is desirous of acquiring the entire outstanding equity capital of the Company comprising of Rs. 1,00,000/- (Rupees one lac only) consisting of 10,000 (ten thousand) fully paid up equity shares of Rs. 10 each.</p> <p>B. Whereas the company owns land measuring 10150 sq yards (10 Bighe, 3 Biswa) vide Khassara No. 513/ 283(4-3), 515/ 284(3-2), 517/ 285(2-18), property Khata No. 42980 situated at Village Sadhe Majra, Tehsil Dera Bassi Distt. Patiala, Punjab purchased for development of a real estate project (hereinafter referred to as the "Project". A copy of the Sale Deed is appended hereto &amp; marked as Appendix 1</p> <p>C. Whereas the company has been accorded approval and sanction of the competent Authority for development of the project.</p> <p>D. Whereas the Acquirer is desirous of acquiring the control of the company and implement the project through the vehicle of the company and for the purpose has agreed to make the necessary investments and also acquire the entire outstanding equity of the company.</p> <p><i>Aschadp</i> <i>Viender</i> <i>Anil Sarraf</i></p>
<p>5.25 Capital: The authorised share capital of Target Company is Rs. 1,00,000/- (Rupees One Lac only). As of the date hereof, each shareholder of Company and the legal or beneficial ownership of the Sale Shares are as indicated in appendix 2 and no other persons, have subscribed or will subscribe, or have entered or will enter into any agreement to subscribe to any shares, or securities convertible into shares, in the Company.</p> <p>5.26 Business until Completion of Transfer: During the period between the signing of this Agreement and the Completion of Transfer, nothing will be done in the conduct of the management of the affairs of the Company, which would be likely to prejudice the interests of Acquirer as a prospective purchaser of the Company.</p> <p>5.27 Litigation: No litigation, arbitration or administrative is taking place, pending or threatened against Company whether in relation to its assets, liabilities, taxation or otherwise which could have a material adverse effect on the performance of this Agreement, the interest of Company in its assets, the liabilities of Company or the decision of Acquirer to enter into and perform this Agreement.</p> <p>5.28 With respect to the Assets: The Company has good title to all its Assets free and clear of Liens. No person other than the Company has any right, title or interest in any of the Assets. The Completion of Transfer shall not affect in any manner the title, ownership and rights of Company to the Assets and Company shall continue to have such ownership, right and title to the Assets following such transfer. Save and except the development of the project, any approval relating thereto, the company shall endeavour to utilize the proceeds to settle the liabilities.</p> <p>5.29 No Assignment: The Company has not assigned, underlet or parted with the possession of the Assets, or any part thereof or any interest therein and has not entered into an agreement to do any of the foregoing. The company is also in possession of the land admeasuring 10150 Sq yards in village Sadhe Majra, Tehsil Dera Bassi, Distt. Patiala, Punjab regarding which the project has to be implemented. The company is sufficiently entitled to continue to hold possession of the said lands and will continue to do so and at closing shall peacefully hand over the possession of same to the representatives of the acquirer.</p> <p><i>Aschadp</i> <i>Viender</i> <i>Anil Sarraf</i></p>	<p>5.25 Capital: The authorised share capital of Target Company is Rs. 1,00,000/- (Rupees One Lac only). As of the date hereof, each shareholder of Company and the legal or beneficial ownership of the Sale Shares are as indicated in appendix 2 and no other persons, have subscribed or will subscribe, or have entered or will enter into any agreement to subscribe to any shares, or securities convertible into shares, in the Company.</p> <p>5.26 Business until Completion of Transfer: During the period between the signing of this Agreement and the Completion of Transfer, nothing will be done in the conduct of the management of the affairs of the Company, which would be likely to prejudice the interests of Acquirer as a prospective purchaser of the Company.</p> <p>5.27 Litigation: No litigation, arbitration or administrative is taking place, pending or threatened against Company whether in relation to its assets, liabilities, taxation or otherwise which could have a material adverse effect on the performance of this Agreement, the interest of Company in its assets, the liabilities of Company or the decision of Acquirer to enter into and perform this Agreement.</p> <p>5.28 With respect to the Assets: The Company has good title to all its Assets free and clear of Liens. No person other than the Company has any right, title or interest in any of the Assets. The Completion of Transfer shall not affect in any manner the title, ownership and rights of Company to the Assets and Company shall continue to have such ownership, right and title to the Assets following such transfer. Save and except the development of the project, any approval relating thereto, the company shall endeavour to utilize the proceeds to settle the liabilities.</p> <p>5.29 No Assignment: The Company has not assigned, underlet or parted with the possession of the Assets, or any part thereof or any interest therein and has not entered into an agreement to do any of the foregoing. The company is also in possession of the land admeasuring 10150 Sq yards in village Sadhe Majra, Tehsil Dera Bassi, Distt. Patiala, Punjab regarding which the project has to be implemented. The company is sufficiently entitled to continue to hold possession of the said lands and will continue to do so and at closing shall peacefully hand over the possession of same to the representatives of the acquirer.</p> <p><i>Aschadp</i> <i>Viender</i> <i>Anil Sarraf</i></p>



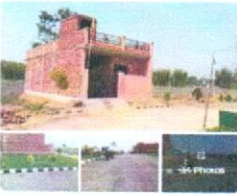





## ENCLOSURE V: REFERENCES ON PRICE TREND OF THE PROPERTIES IN SIMILAR LOCATION

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on Nov 21, 24 Property ID: 6231447

**₹29.9 Lac** ₹2767sqft EMI: ₹2.7k Get loan offer from 14 banks

Plot For Sale in Green Valley, Dera Bassi, Chandigarh View on map Dera Bassi Industrial Corridor

☒ Gated Colony ☒ PSIEC Approved ☒ East

Project: **Green Valley** Plot Area: **120 sqyrd** Dimensions: **16 X 7.5**

No. Of Open Sides: **2** Any Construction Done: **Yes** Boundary Wall: **Yes**

Type Of Ownership: **Freehold** Overlooking: **Main Road** Transaction Type: **New Property**

☒ Near National Dental College

Contact Agent: **Harvinder Singh** +9190XXXXXXX  
Get Phone No.

Last contact made 3 days ago

**More Details**

Price: **₹29.9 Lac**

Booking Amount: **₹51,000**

Address: **Sector 11, Thapar University Road, Dera Bassi, Chandigarh, Chandigarh**

Floors Allowed For Construction: **3**






Landmarks: **Near National Dental College**

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on Nov 09, 24 Property ID: 1148765

**₹60.0 Lac** ₹3606sqft EMI: ₹2.7k Get loan offer from 14 banks

Plot For Sale in Parsvnath Greens, Dera Bassi, Chandigarh View on map Dera Bassi Industrial Corridor

☒ Gated Colony ☒ PSIEC Approved ☒ East

Project: **Parsvnath Greens** Plot Area: **185 sqyrd** Dimensions: **20 X 9.25**

Any Construction Done: **Yes** Boundary Wall: **Yes** Type Of Ownership: **Freehold**

Overlooking: **Main Road** Transaction Type: **New Property**

☒ Near Delhi Public School

Contact Agent: **Harvinder Singh** +9190XXXXXXX  
Get Phone No.

Last contact made 3 days ago

**More Details**

Price: **₹60 Lac**

Booking Amount: **₹10 Lac**

Address: **Sector 5, Dera Bassi, Dera Bassi, Chandigarh, Chandigarh**

Floors Allowed For Construction: **3**

Landmarks: **Near Delhi Public School**



*[Handwritten signature]*



99acres

Buy ▾ Enter Location/Address / Society / Plot Area

₹55 Lac  
Estimated EMI ₹43,929

REAL STATUS: NOT AVAILABLE Website: <https://www.nera.com.sg/en/>

Overview Dealer Details Price Trends Explore Locality Recommendations Article ▸

**Property (4)**

Plot area 360 sq. ft.  
1 x 1 30.00 ft. (9.14m) x 12.00 ft. (3.66m)

₹55 Lac  
@ 15,277 per sq. ft. (irrespective)

Dera Bassi, Chandigarh

East

Yes

2

Jan 2025

Why you should consider this property?

Key Highlights

✓ East Facing

## ENCLOSURE VIII: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 27/11/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Atul Gola have personally inspected the property on 9/11/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.



- q 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.
- r 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.
- s 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.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is land and building prperty located at aforesaid address having 10150 sq.yds. of land area and approx. 51,785 sq.ft. total built-up area as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically 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.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Atul Gola <b>Valuation Engineer:</b> Anuj Sharma <b>L1/ L2 Reviewer:</b> Anil Kumar	
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	<b>Date of Appointment:</b>	<b>17/10/2024</b>
		<b>Date of Survey:</b>	<b>9/11/2024</b>
		<b>Valuation Date:</b>	<b>27/11/2024</b>
		<b>Date of Report:</b>	<b>27/11/2024</b>
6.	Inspections and/ or Investigations undertaken	Yes, by our authorized Survey Engineer Dhawal Vanjari on 7/11/2024. Since no one was available from the owner side therefore Surveyor has independently inspected the property.	
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.	



		<p>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 &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as 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 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.</p> <p>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.</p>
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 E of the Report and Valuer's Important Remarks enclosed herewith.

**Date: 27/11/2024**

**Place: Noida**

**Signature**



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



## ENCLOSURE IX: ANNEXURE: VII - 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 endeavor 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 in so far 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 Disclosure 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 necessary 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.
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 valuers organization 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 valuers 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.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.
33. The valuer under no circumstances, should use any legend containing the bank's name/symbol/logo on their heads, signboards, name plates, visiting cards etc. while canvassing business of valuation.

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: 27/11/2024

Place: Noida



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 <u>provide only the general basic idea of the value of the property prevailing in the market</u> 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 <u>as free market transaction</u> .
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 is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
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 financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
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	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to 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 <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
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 Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
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.



*Handwritten signature*