

CIN: U74140DL2014PTC272484

Dehradun Branch Office:

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REPORT FORMAT: V-L1 (Basic - SBI) | Version: 12:10-2000 | Version: 12:1

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CASE NO.: VIS (2024-25)-PL474-423-593

Dated: 05.11.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	VACANT LAND
CATEGORY OF ASSETS	ARICULTURE CUM COMMERCIAL
TYPE OF ASSETS	AGRICULTURE CUM COMMERCIAL VACANT LAND

SITUATED AT

VILLAGE KHANDI, PATTI KHAS, TEHSHIL JAKHNIDHAR, TEHRI GARHWAL, **UTTARAKHAND**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

- Techno Economic Viab Sty Addisenses NK) OF INDIA, LAXMAN JHULA ROAD BRANCH, RISHIKESH
- Agency for Specialized Account Monitoring (ASM)
- ase of any guery/ issue or escalation you may please contact incident Manager Project Techno-Financial Advisors lates org. We will appreciate your feedback in order to improve our services.
- Chartered Engineers
 - NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after
- Industry/ Trade Rehabilitation Consultants which report will be considered to be correct.
 - Valuation Terms of Services & Valuer's Important Remarks are available at <u>www.rkassociates.org</u> for reference.
- NPA Management

CORPORATE OFFICE:

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

Panel Valuer & Techno Economic Consultants for PSU Banks

Other Offices at: Mumbai | Bengaluru | Dehradun | Ahmedabad | Lucknow | Shahjahanpur Satellite & Shared Office: Moradabad | Meerut | Agra

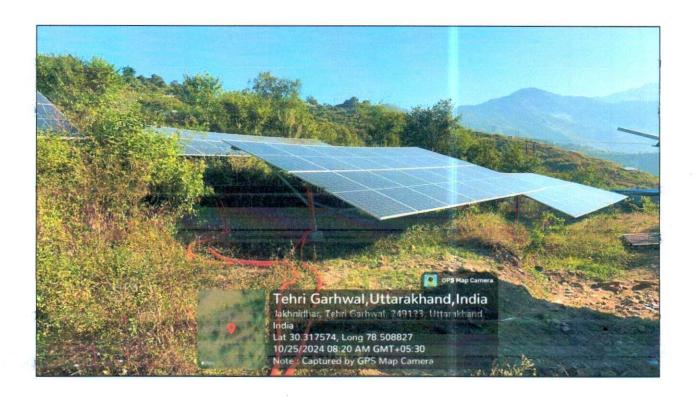


MR. UDIT KAUSHIK



PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT VILLAGE KHANDI, PATTI KHAS, TEHSHIL JAKHNIDHAR, TEHRI GARHWAL, UTTARAKHAND







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PART B

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Laxman Jhula Road, Rishikesh				
Name of Customer (s)/ Borrower Unit	Mr. Udit Kaushik				
Property Shown By	Name Relationship with Owner Contact Number				
	Mr. Jagmohan Singh	Representative	+91-9039126702		
Work Order No. & Date	Dated 19th October, 2024				

1.		CU	CUSTOMER DETAILS						
i.	Name	Mr. Udit Kaushi	Mr. Udit Kaushik (as mentioned in documents)						
ii.	Application No.	·	· · · · · · · · · · · · · · · · · · ·						
2.		PR	OPERTY DETAILS						
i.	Address	Village Khandi,	Patti Khas, Tehshil Jakh	nidhar, Tehri (Garhwal, Uttarakhand				
	(as referred from the copy the documents provided)	y of							
ii.	Nearby Landmark	Near Electricity	office, Khandi village						
iii.	Google Map	Enclosed with t							
			r URL: 30°19'03.3"N 78	3°30'31.8"E					
İV.	Independent access to the property	Clear independ	Clear independent access is available through Katcha road						
٧.	Type of ownership	Single ownersh	ip						
VĚ.	Constitution of the Proper	ty Lease Hold							
vii.	Is the property merged or	Yes							
	colluded with any other property	Comments: The	e property is merged with	n another plots					
3.	Document Details	Status		Name of Approving Auth./ Description of the document					
i.	Lease Deed	Available							
ii.	Project Allotment Letter	Available	UREDA	UREDA					
ήή.	Last paid Electricity Bill	ŇA							
iv.	Approved Map	NA							
٧.	Copy of TIR								
vi.	Documents provided by	Bank							
	,		Name Relationship with Owner Cor		Contact Number				
		Mr. Himendra		Banker					
4.		PHYSICAL D	ETAILS OF THE PRO	PERTY					
		Directions		As per the Documents					
		North	Property of Di	A PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS OF	Actual found at Site Property of Dilla Dev				
i.	Adjoining Properties	South		Property of Pramod					
1.	Adjoining 1 Toperties	East	Property of S		Property of Pramod Property of Sobanu				
		West	Pathwa		Pathway				
ii.	Are Doundaries matched		vailable documents as id	1					
iii.	Are Boundaries matched Plot demarcation	No.	valiable documents as id	entined by the	representative.				
	Approved land Use								
IV.	Approved land ose	Solar plant	Solar plant						
V.	Type of Property	Agriculture cum	n Commercial						
vi.	No. of bed rooms L	iving/ Dining area	Toilets	Kitcher	n Balconies				
	00	00	00	00	00				
vii.	Total no. of floors of the property	NA			25.				
viii.	Floor on which the proper is located	rty NA			edino Engineen				

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Valuation TOR is available at www.rkassociates.org



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ix.	Approx. age of the property	NA			
Χ.	Residual age of the property	NA			
xi.	Type of structure	NA			
xii.	Condition of the Structure	NA			
xiii.	Finishing of the building	NA	***		
5.	Ť	ENURE OCCUPAN	ICY/ POSSESSIO	N DETAILS	
i.	Status of Tenure		Lessee		
ii.	Property presently possessed	occupied by	Lessee		
îii.	No. of years of occupancy		~3 months		
iv.	Relationship of tenant or owner	er			
6.	Stage of Construction		NA		
	If under construction then exte	ent of completion	Remarks: NA		
7.	VIC	LATION IF ANY O	BSERVED IN THE	PROPERTY	
	Violation if any observed	II. Nature and e	xtent of violation	II. Any other negativity, defect or drawback in the property	
	NA	P	NA.	The land is not demarcated	

8.	AREA DETAILS OF THE PROPERTY						
i.			Land area documents/ site survey, whichever is ed since this is a Built-up Dwelling Un				
	Area as per documents		Area as per site survey	Area considered for Valuation			
	3,350 sq.mtr		operty is not demarcated so site asurement couldn't be carried out.	3,350 sq.mtr			
	Area adopted on the basis of	Prop	Property documents only since site measurement couldn't be carried out				
	Remarks & Observations	docu		assessment has been adopted from the as not demarcated so site measuremen			
II.	Constructed Bullt-up Area (As per IS 3861-1966)						
	Area as per documents		Area as per site survey	Area considered for Valuation			
	Covered Area		Covered Area	Covered Area			
	NA, since it is a vacant land		NA, since it is a vacant land	NA, since it is a vacant land			
	Area adopted on the basis of	NA, s	since it is a vacant land	1			
	Remarks & Observations						







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9.	SUMMARY OF VALUATION					
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value (To Lessor)			
1.	Land (A)	Rs. 10,38,500/-	Rs. 10,68,650/-			
2.	Total Building & Civil Works (B)					
3.	Additional Aesthetic Works Value (C)		***			
4.	Indicative Prospective Estimated Fair Market Value (A+B+C)	Rs. 10,38,500/-	Rs. 10,70,000/-			
5.	Expected Estimated Realizable Value (@ ~15% less)		Rs. 9,09,500/-			
6.	Expected Forced/ Distress Sale Value (@ ~25% less)		Rs. 8,02,500/-			
7.	Valuation of structure for Insurance purpose					
8.	Percentage difference between Circle Rate and Fair Market Value	2.86%				
9.	Justification for more than 20% difference in Market & Circle Rate	their own theoretical internal valuation of the property for purpose and Market rates a	y the District administration as per al policy for fixing the minimum property registration tax collection are adopted based on prevailing per the discrete market enquiries aluation assessment factors.			

10.	ASSUMPTIONS REMARKS LIMITING CONDITIONS						
i.	Qualification in TIR/ Mitigation Suggested, if any: NA						
ii.	Is property SARFAESI compliant: Yes, in SMSE scheme i.e. Solar Plant (Renewable Energy Project) for who conversion of land U/S-143, UPZA 7 LR Act is exempted vide Govt. Ordinance No. 132/ XVIII (2)2019 (38)2018 Dated 17/09/2019 and vide Govt. Ordinance No. 277/ XXXVIII (3)2019/ 36(1) 2019 Dated 18/11/2 transfer of agriculture property on lease is exempted and vide Govt. Ordinance No. 1406/ XVIII (II)/2019 2018 Dated 18/11/2019 conversion is not required hence it is SARFAESI compliant.						
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.:No						
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes						
V.	Details of last two transactions in the locality/area to be provided, if available: However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <i>Point 2 of Part D: Procedure of Valuation Assessment</i> of the report and the screenshots of the references are annexed in the report for reference.						
vî.	 Any other aspect which has relevance on the value or marketability of the property: a. Please refer to Part D: Procedure of Valuation Assessment where major factors related to valuation are described. b. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost. c. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org. d. Please do refer Valuer's Remark in Part-E of the report. 						



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11.		DECLARATION					
1	ii. The undersigned does not have any	authorized surveyor on 25 October 2024 by Deepak Joshi. by direct/indirect interest in the above property. by true and correct to the best of our knowledge. by the Bank.					
12.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. 2nd Floor, D-39, nearby Red FM, Sector 2, Noida, Uttar Pradesh 201301					
13.	Enclosed Documents	Enclosure No.	Documents	No. of Pages			
		1.	Procedure of Valuation Assessment	11			
		H.	References on price trend of the similar related properties available on public domain	1			
		III.	Google Map Location	1			
		IV.	Photographs of the property	3			
		V.	Copy of Circle Guideline Rate	1			
		VI.	Important Property Documents Exhibit	3			
		VII.	Declaration-cum-Undertaking	4			
		VIII.	Model code of conduct for valuers	3			
		IX.	Valuer's Important Remarks	4			
14.	Total Number of Pages in the Report with Enclosures	35					

As a result of our appraisal and analysis, it is our considered opinion that the respective present values as on date of the above property in the prevailing condition with aforesaid specifications is:

S.NO.	TYPE OF VALUES	VALUE IN RS.	VALUE IN WORDS
1.	Indicative & Estimated Prospective Fair Market Value	Rs. 10,70,000/-	Rupees Ten Lakh Seventy Thousand Only
2.	Expected Market Realizable Value (@ ~15% less)	Rs. 9,09,500/-	Rupees Nine Lakh Nine Thousand Five Hundred Only
3.	Expected Market Distress Value (@ ~25% less)	Rs. 8,02,500/-	Rupees Eight Lakh Two Thousand Five Hundred Only
4.	Book Value (only for building structure)		

Yash Bhatnagar	Anil Kumar
J A	\ <u>.</u>
	Yash Bhatnagar

Official Seal of the Valuation Company

Place: Noida Date: 05.11.2024

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FOR BANK USE

The undersigned has inspected the property detailed in the Valuation Report dated 05.11.2024 on Tuesday. We are satisfied that the fair and reasonable market value of the property is Rs. 10,70,000/-

Name: Signature:

(Name of the Branch Manager with Official seal)

R.K ASSOCIATES IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIS

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

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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



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ENCLOSURE - 1

PART C

PROCEDURE OF VALUATION ASSESSMENT

1.	GENERAL INFORMATION							
i.	Important Dates	Date of Appointment	Date of Valuation Report					
		19th October, 2024	25 October 2024	5 November 2024	5 November 2024			
ii.	Client		Laxman Jhula Road,					
iii.	Intended User		Laxman Jhula Road,					
iv.	Intended Use	market transaction.	This report is not inten-	valuation trend of the ded to cover any other as per their own need	internal mechanism,			
У.,	Purpose of Valuation	For General valuation	n purpose					
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.						
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.						
viii.	Manner in which the property	☐ Identified by	the owner					
	is identified	✓ Identified by	owner's representative	9				
			e name plate displaye	ed on the property				
				r address of the prope	erty mentioned in the			
		Enquired from	n local residents/ publ	ic				
		☐ Identification	of the property could	not be done properly				
		☐ Survey was r	not done					
ix.	Is property number/ survey number displayed on the property for proper identification?	No.						
X.	Type of Survey conducted	Only photographs ta	ken (No sample meas	surement verification),				

2.		ASSESSMENT FACTORS						
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institution and improvised by the RKA internal research team as and where it is necessary to derive at a reasonable, logical & scientific approach. In this reproper basis, approach, working, definitions considered is defined below may have certain departures to IVS.						
ii.	Nature of the Valuation	Fixed Assets Valuation						
iii.	Nature/ Category/ Type/	Nature		Category	Type			
	Classification of Asset under Valuation	VACANT LAND		ARICULTURE CUM COMMERCIAL	AGRICULTURE CUN COMMERCIAL VACANT LAND			
		Classification		Income/ Revenue Generating	ng Asset			
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Mark	et Value & Govt. Guideline V	'alue			
	valuation as per 1v3)	Secondary Basis	On-g	joing concern basis				
V.	Present market state of the	Under Normal Market	able S	State				
	Asset assumed (Premise of Value as per IVS)	Reason: Asset under free market transaction state						
vi.		Current/ Existing	Use	Highest & Best Use	Considered for Valuation purpose			

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					onance to	in i		
ios I					g use, zoning			
		Manage			tory norms)	NI.	an Anninultural	
	Logolity Aspect Factor	Vacant Assumed to be fine a	ne nor cor:		ricultural		on Agricultural	
vii.	Legality Aspect Factor	Valuation Services. I provided to us in good Verification of author Govt. deptt. have to	ects of the In terms of od faith. nticity of do	property the legality	of any nature and we have only go om originals or cr	one b	t-of-scope of the thickness of the documen	
viii.	Class/ Category of the locality	Backward						
ix.	Property Physical Factors	Shape Irregular			ize dium	Layout Notitial		
	Property Location Category	City	1.00	ality	Property		Floor Level	
X.	Factor	Categorization		teristics	location	ics	riddi Level	
		Tehsil		linary	Average local within locali			
		Rural	Within b	rmal packward e area	Others Not Applicat	ole	NA	
				Property I				
		Charles and the same of the sa		West Fa			Road and	
Xi.	Physical Infrastructure availability factors of the locality	Water Supply		Sewerage/ sanitation system		Electricity		
		No	Not a	Not available Not		Not available		
		Availability of ot ne	A STATE OF THE PARTY OF THE PAR	of co	ommunication ties			
		Transport, Market, available in			Provider &		nication Service onnections are able	
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.)	Low Income Group						
xiii.	Neighbourhood amenities	Poor						
xiv.	Any New Development in surrounding area	No						
XV.	Any specific advantage in the property	None						
xvi.	Any specific drawback in the property	The subject property	is not den	narcated.			(4)	
XVII.	Property overall usability/ utility Factor	Normal						
xviii.	Do property has any alternate use?	No					chno Fra	







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xix.	Is property clearly demarcated by permanent/ temporary boundary on site	No						
XX.	Is the property merged or colluded with any other	Yes						
	property		Comments: The property is merged with other lands					
xxi.	Is independent access	Clear independent access is available through Katcha road.						
	available to the property Is property clearly	Was						
XXII.	possessable upon sale	Yes						
xxiii.	Best Sale procedure to	Fair Market Value						
AAIII.	realize maximum Value (in respect to Present market state or premise of the Asset	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.						
xxiv.	as per point (iv) above) Hypothetical Sale transaction		Fair Marke	at Value				
XXIV.	method assumed for the	F	ree market transaction at arm's length					
	computation of valuation		survey each acted knowledgeably, pru					
XXV.	Approach & Method of Valuation Used		Approach of Valuation	Method of Valuation				
		Lamp	Market Approach	Market Comparable Sales Method				
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)						
xxvii.	Market Comparable							
	References on prevailing	1.	Name:	Local Villager				
	market Rate/ Price trend of		Contact No.:					
	the property and Details of		Nature of reference:	Habitant of subject location				
xxviii.	the sources from where the		Size of the Property:	~3000 sq.mtr.				
	information is gathered (from	1	Location:	Nearby of the subject property				
	property search sites & local information)		Rates/ Price informed:	Around Rs.70,000/- to Rs.80,000/- per Nali (1 Nali = 200 sq.mtr.)				
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the agriculture plots will be available at the abovementioned rate.				
			FE: The given information above can penticity.	be independently verified to know its				
xxix.	Adopted Rates Justification	Bas are valu	 There is good availability of agric subject property). 1 Nali = 200 sq.mtr. Rates for agriculture land availa subject property varies around Rs works out to be ~ Rs. 350 to Rs.4 ed on the above information and keep of the view to adopt a rate of Rs. 375 ation assessment. 	culture land (having similar size as the able in the nearby surrounding of the s.70,000/- to Rs.80,000/- per Nali which				

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			nly through verbal discussion with market			
	A CONTRACTOR OF THE CONTRACTOR	rely upon where generally there is no w				
1001	Other Market Factors	operties on sale are also annexed with t	ne Report wherever available.			
XXX.	Current Market condition	Normal				
	Current Warket condition	Remarks:				
		Adjustments (-/+): 0%				
	Comment on Property		, with no proper access available and			
	Salability Outlook	situated in hilly terrain.				
		Adjustments (-/+): -15%				
- 7	Comment on Demand &	Demand	Supply			
	Supply in the Market	Low	Abundantly available			
		Remarks:				
vvvi	Any other special	Adjustments (-/+): 0% Reason:				
xxxi.	consideration	Adjustments (-/+): ~ 0%				
xxxii.		NA				
	relevance on the value or marketability of the property	circumstances & situations. For eg. Va factory will fetch better value and in calconsiderably lower value. Similarly, an market through free market arm's length and if the same asset/ property is solven forcement agency due to any kind of value. Hence before financing, Lender future risks while financing. This Valuation report is prepared baselituation on the date of the survey. It is any asset varies with time & socioeccountry. In future property market may or may go worse, property reputation go down or become worse, property policies or effect of domestic/ world emay change, etc. Hence before consideration all such future risk while	/ can fetch different values under different luation of a running/ operational shop/ hotel/ ise of closed shop/ hotel/ factory it will fetch asset sold directly by an owner in the open of the transaction then it will fetch better value of by any financer or court decree or Govt. If the interpret of encumbrance on it then it will fetch lower of FI should take into consideration all such sed on the facts of the property & market is a well-known fact that the market value of conomic conditions prevailing in the region, and differ, property conditions may change may differ, property vicinity conditions may market may change due to impact of Govt. Conomy, usability prospects of the property financing, Banker/ FI should take into financing.			
		Adjustments (-/+): 0%				
xxxiii.	Final adjusted & weighted	B. 240				
	Rates considered for the subject property	RS. 319	- per sq.mtr.			
xxxiv.	Considered Rates	As per the thorough property & marks	et factors analysis as described above, the			
AAAIV.	Justification	considered estimated market rates ap				
XXXV.	The state of the s					
	 Valuation of the asset is of 	done as found on as-is-where basis on	the site as identified to us by client/ owner.			
	the state of the s	ng site inspection by our engineer/s unle				
			the reported assumptions, conditions and			
			ork and based on the Standard Operating			
			narks, Important Notes, Valuation TOR and			
	definition of different natur					
			quiries have been made from our side based			
			er and seller for the similar type of properties			
			nd various factors of the property, rate has			
			rty, market scenario and weighted adjusted			
		arable properties unless otherwise state	/ 0			
	D - f	a musicallina manufest unter and assess	rable are based on the wertal/ informal			

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secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during
 the course of the assessment considering many factors like nature of the property, size, location, approach,
 market situation and trends and comparative analysis with the similar assets. During comparative analysis,
 valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge
 during secondary & tertiary market research and is not split into formal & informal payment arrangements.
 Most of the deals takes place which includes both formal & informal payment components. Deals which takes
 place in complete formal payment component may realize relatively less actual transaction value due to
 inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as
 described above. As per the current market practice, in most of the cases, formal transaction takes place for
 an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant
 approved documents or sample site measurement whichever is less unless otherwise mentioned. All area
 measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical
 difficulty in sample measurement, is taken as per property documents which has been relied upon unless
 otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating
 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.

XXXVI. ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.

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- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also, approved within the Group Housing Society/ Township.

xxxvii.	SPECIAL ASSUMPTIONS
	None
xxxviii.	LIMITATIONS







4.

VALUATION ASSESSMENT

MR. UDIT KAUSHIK



3.		VALUATION OF LAND	
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value (to Lessor)
a.	Prevailing Rate range	Rs.310/- per sq. mtr.	Rs.350/- to Rs.400/- per sq. mtr.
b.	Rate adopted considering all characteristics of the property	Rs.310/- per sq. mtr.	Rs.319/- per sq. mtr.
C.	Total Land Area considered (documents vs site survey whichever is less)	3,350 sq.mtr	3,350 sq.mtr
d.	Total Value of land (A)	3,350 sq.mtr X Rs.310/- per sq. mtr. Rs. 10,38,500/-	3,350 sq.mtr X Rs.319/- per sq. mtr. Rs. 10,68,650/-

VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NA, since it is a vacant land.

5.	VALUATION OF ADDITIO	NAL AESTHETIC/ INTERIOR W	ORKS IN THE PROPERTY
S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)		
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)		
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		
e.	Depreciated Replacement Value (B)		
f.	specification above ordinary/ normabove.		if it is having exclusive/ super fine work ue is already covered under basic rates of Flat/ Built-up unit.

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MR. UDIT KAUSHIK



6.	CONSOLIDATED VA	LUATION ASSESSMEN	IT OF THE ASSET
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value (To Lessor)
1.	Land Value (A)	Rs. 10,38,500/-	Rs. 10,68,650/-
2.	Total BUILDING & CIVIL WORKS (B)		
3.	Additional Aesthetic Works Value (C)		
4.	Total Add (A+B+C)	Rs. 10,38,500/-	Rs. 10,68,650/-
5.	Additional Premium if any		
107-107	Details/ Justification		
6.	Deductions charged if any		
	Details/ Justification		
7.	Total Indicative & Estimated Prospective Fair Market Value to the Lessor		Rs. 10,68,650/-
8.	Rounded Off		Rs. 10,70,000/-
	Indicative & Estimated Prospective Fair		Rupees Ten Lakh Seventy
9.	Market Value in words to the Lessor		Thousand Only
10.	Expected Realizable Value (@ ~15% less)		Rs. 9,09,500/-
11.	Expected Distress Sale Value (@ ~25% less)		Rs. 8,02,500/-
12.	Percentage difference between Circle Rate and Fair Market Value		2.86%
13.	Concluding Comments/ Disclosures	if any	
	and further based on our assumptions a relied upon in good faith and we have absolute correctness of the property in documents provided to us since proper or incorrect/ fabricated documents may e. Legal aspects for eg. investigation of the documents from originals or from any Advocates and same has not been dored. The valuation of an asset is an estimate expert opinion after factoring in multiple that asset and the market may discove	ty found on as-is-where be attached with the report. In from the copies of the standard of and limiting conditions. All standard that it is true and dentification, exact address ty shown to us may differ our have been provided to us title, ownership rights, lien, by Govt. department, etc. In the at our end. It is of the worth of that asset the parameters and external in a different price for that as do not echnical & market in the attached as the copies of the	rechno Engineering Consultants (P) Ltd. asis as shown on the site by the Bank/ documents/ information which interested thecklist of documents sought from them such information provided to us has been a correct. However, we do not vouch the physical conditions, etc. based on the n site Vs as mentioned in the documents charge, mortgage, lease, verification of has to be taken care by legal experts/ at which is arrived at by the Valuer in his lities. This may not be the actual price of seet. formation which came to our knowledge
	h. This report is prepared following our S	tandard Operating Procedu	ires & Best Practices and will be subject lluation TOS and basis of computation &

working as described above.



MR. UDIT KAUSHIK



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

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under

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process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.

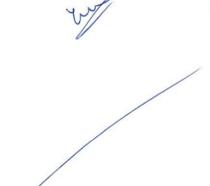
The Price is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

15. Enclosures with the Report:

- Enclosure: II- References on price trend of the similar related properties available on public domain
- Enclosure: III-Google Map Location
- Enclosure: IV-Photographs of the property
- Enclosure: V-Copy of Circle Guideline Rate
- Enclosure: VI-Important Property Documents Exhibit
- Enclosure: VII-Declaration-cum-Undertaking
- Enclosure: VIII-Model code of conduct for valuers
- Enclosure: IX-Valuer's Important Remarks





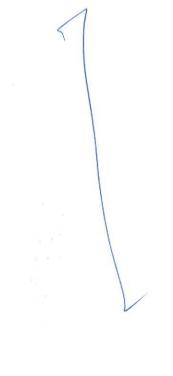


VALUATION ASSESSMENT MR. UDIT KAUSHIK



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

NO REFERENCES OF SIMILAR PROPERTY AREA AVAILABLE ON PUBLIC DOMAIN





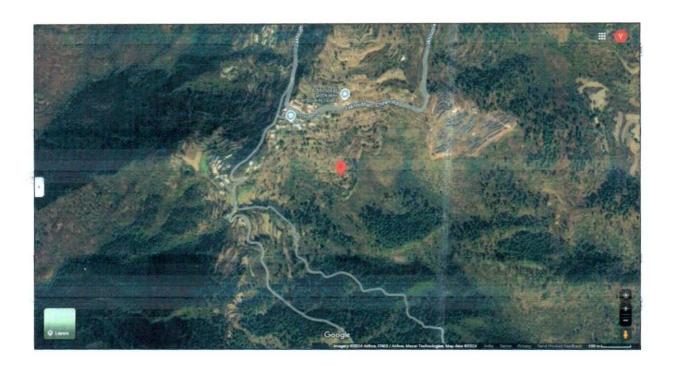




MR. UDIT KAUSHIK



ENCLOSURE: III - GOOGLE MAP LOCATION







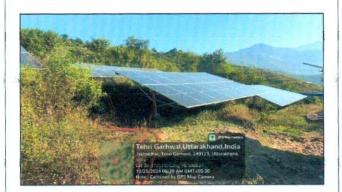




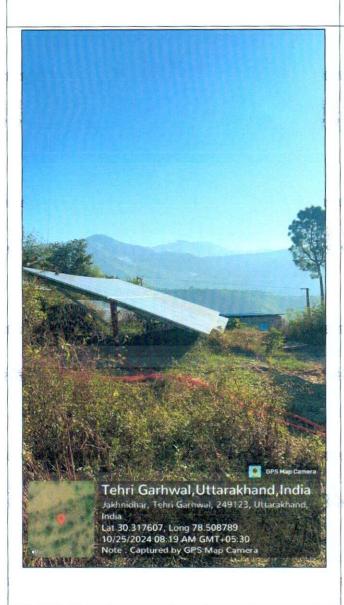
VALUATION ASSESSMENT MR. UDIT KAUSHIK

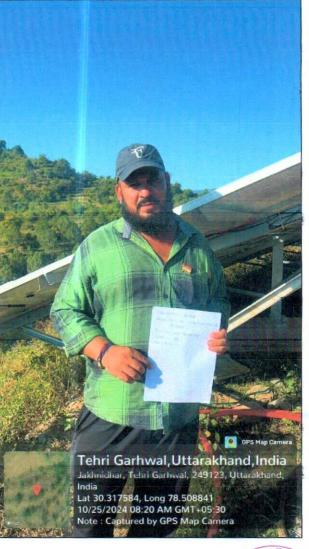


ENCLOSURE: IV - PHOTOGRAPHS OF THE PROPERTY















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ENCLOSURE: V - COPY OF CIRCLE RATE

1	Wig	धनुष नार्ग/मोहल्लो/राजस्य प्रानौं को श्रेणी	प्रमुख मार्ग/मोडस्सो/राजस्य ग्रामी का नाम			र शूमि की दर (कपसे प्रति हैक्टेसर) अव्हिष शूमि/सम्परित (प्रति वर्ग वह स्था		मान में स्थित आवासी फॉट (सूपर एरिया प्रति	शांगिजियक स्वर इन	मेजियक बडन (सूचर एविंका प्रति गैर कार्य वर्ग मीटर)		पंजिसक निर्माण की दर (प्रति वर्ग मीटर)	
				व से 50 मींव तक	so मी से 200 मीठ तक	० से so मीठ लक	so मी से 200 मीठ तक	वर्ग गीटप	दुसन/ रेस्टोरेन्ट/ कार्यालय	अन्य शरिशिक प्रतिभाग	प्रमाण संगी (१०४का)	द्वितीय संगी (गेरी पत्रका/ कल्का)	
	1	of 12x8-12x8-		A STATE OF THE PARTY OF THE PAR	E CONTRACTOR DE	6	7	A 100000	9	10	35	12	
A		न्द्र (दश्र)-(दण्य)- प्रीक्षास -वीर्तिनगर सोदर मार्ग	1-िरारी, 2-यदव, 3-रिपोल, 4-व्रीप्रणाव १-मटकपक्ष, 8-गप्पारी, 7-मक्करेट, 8-गरपीखुण्ड, 9-नव्यकी, 10-बीजवारी, 11-गडीलेक्ट, 12-व्यकी, 13-व्यक्त	6000000	4700000	712	535	14000	31995	28796	12000	11000	
		रीक्यर-पीढीकाल- पीडुब मोटर गार्न	वारापार, ३-वाक्ष्य, अ-पंपुर, ४-कोरी संवतारणे की अ-पारोपी, क-स्पृट, १-पावर विकास, क-अमिन्स, ३-वामरी, १०-मदारी, ११-वॉक	6000000	4700000	712	535	14000	31995	28796	12000	11000	
the second section		নৱ হিছকী-হিন্দী- ব্যৱহান গাঁতং দাৰ্শ	ान्तवर्ती सम् देशस्त्राति उन्तविद्ये उन्तविद्ये उन्तविद्ये सम्बन्धि स्थार उन्तविद्यात् उन्तविद्ये सम्बन्धिति (जन्मविद्ये नदीर तम्मा स्थान, उनदेवर १०-विश्वीति ११-स्तिक्ति १७-विद्यात् ११-विद्यात् १४-विद्यात् १९-अपेक्टी १४-विद्यात् ११-वदान्याः १४-वदान्यति	6000000	4700000	712	535	:4000	31995	28796	12000	11000	
В		जासमीयाद-गराकोट मोटर भागें	रगाः गिपोलः २-कुलान्यार ३-सान्ती ६-केरी ५-मध्यकोटः ६-सान्तः १-टगानी ६-सनः ५-वनिसाहः १०-गासनेटः	3500000	2800000	407	310	14000	18000	16000	12000	11000	
		कपरियाणीशील— मरोबा कांकः जांगी	 कोटी स्पूर्ण, ५-वेण, ६-कुनण, ७-ककाटद्वासम्म पुम्बण, कॉरिंट्स, ६-बोर्स, ६-प्रिशारी, ११-व्यक्तम मानल, काट्यार, काल्या, १३-वर्गेडा, १४-वेशकाट्यो, १३-साम्ब्रा वर्गी, १६-शेन्सुम्ब, 	3500000	2800000	407	310	14000	18000	16000	12000	11000	





MR. UDIT KAUSHIK



ENCLOSURE: VI: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

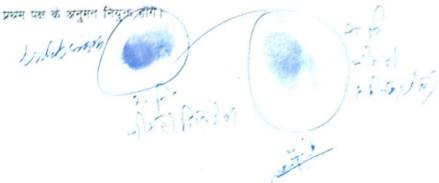
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यह प्रत्य विकास दिसके बात प्रत्या का प्रत्या कर रहता, हुत्य है 2024 साह के 31 वें हिल् पुत्र विकासक कार्याका नई देन है जिल्ला विकास सहस्रात्र प्रत्यापकाद में पहल्कासन के बीध विकास प्रकार विकास करता.

मुलाब शिंह पुत्र की मदन शिंह (Adhar no 161944779171), (Mon 1719171111), विकास 1719171 व्यक्ति खाम, सहसार उपार्थिकार, शिंस किहरी स्वकार खलागावायह पिन 289121, हाल वार्ट गंग, एउ. उर्वेगायामा, अनुस्तार हेहरादूर जिला देहरादूर जलागावायह, कीमती दिख्या देती पार्थी की हरिष्ठ पर शिंह (Adhar no. 291666881422) (Moh-8419229614), विवासी पाम खाहि, पार्ट खाम, सहसीरा जाखागीचार, जिला-दिहारी माववाय, उत्ताराखायह पूर्व कीमती प्रमान देती वार्ट के किही किही सामार्थी (Adhar no. 681382363449) (Moh-9606364714), विवासी पाम खाहि, पार्ट खाम, तहसीराल जाखागीचार, जिला-दिहारी माववाय, उत्ताराखायह इसके कार इन्हें चार्ट खाम, तहसीराल जाखागीचार, जिला-दिहारी माववाय, उत्ताराखायह इसके कार इन्हें चार्ट वार्ट होता / प्रमान वार्ट कार्ट कार्ट कार्ट के बार्ट कार्ट कार्ट कार्ट के बार्ट कार्ट कार्य

उदित कोशिक पुत्र की आदेश कोशिक, रिवासी-110/1-सी, में त्य गर्च कॉलर्ज. नियर केंग्रस्त प्रतिक्रिक, रूडकी, सारेशपुर, शावपुराण, हरिद्वण किला हरिद्वण उत्तराखण्ड (Adhar No-643645309656) (Mob-9068486589)- 'प्रसे दसके बाद इन्हें पट्टेदार/लीज प्राप्त कर्ता/दितीय पक्ष कहा जायेगा जिनकी व्याख्या में जब तक सन्दर्भ से परे न हो उनके कानूनी उत्तराधिकारी, निष्पादक, प्रशासक कीर





MR. UDIT KAUSHIK



पट्टा विलेख Lease Deed

यह पट्टा विलेख (इसके बाद पट्टा या पट्टा विलेख कहा जायेगा) सितम्बर 2024 माह के 24 वें दिन उप निबन्धक कार्यालय नई टिहरी, जिला टिहरी गढवाल, उत्तराखण्ड में पक्षकारान के बीच निम्न प्रकार निष्पादित किया जायेगा।

श्रीमती दिल्ला देवी पत्नी श्री होशियार सिंह (Adhar no. 297600881422) (Mob-8439229036), निवासी—ग्राम—खांदी, पट्टी खास, तहसील जाखणीधार, जिला—टिहरी गढवाल, उत्तराखण्ड इसके बाद इन्हें पट्टेदाता/लीज दाता/प्रथम पक्ष कहा जायेगा जिनकी व्याख्या में जब तक सन्दर्भ से परे न हो उनके कानुनी उत्तराधिकारी, निष्पादक, प्रशासक और प्रथम पक्ष के अनुमत नियुक्त होगें।

उदित कौशिक पुत्र श्री आदेश कौशिक, निवासी—110/1—सी, संजय गांधी कॉलोनी, नियर के0एल0 पॉलिटेक्निक, फ़ड़की, सलेमपुर, राजपुताना, हरिद्वार जिला हरिद्वार उत्तराखण्ड (Adhar No-643645309656) (Mob-9068486589)—जिसे इसके बाद इन्हें पट्टेदार/लीज प्राप्त कर्ता/द्वितीय पक्ष कहा जायेगा जिनकी व्याख्या में जब तक सन्दर्भ से परे न हो उनके कानूनी उत्तराधिकारी, निष्पादक, प्रशासक और प्रथम पक्ष के अनुमत नियक्त होंगे।



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MR. UDIT KAUSHIK



UREDA Letter



कार्यालय पत्तराखण्ड अक्ष्म ऊर्जा विकास अभिकरण (उरेडा) तहसील भगव, गरेन्द्रनगर ,जनपद-टिहरी गढवाल ! फोन नंठ — 01378—227260 email-ureda telui@gmail.com

पंत्रक शंख्या 240 / एरेडा / मु मं शीर साठगो / 2023-24 दिनांक 19 जुलाई, 2024

परियोजना आवंटन पत्र

रोवा मे

श्री उदित कौशिक ११०/१-सी,संजय गांधी कलोनी नेयर केवएसक्पोलिटेकनिक स्रविभयुर, हरिद्वार।

विषय - " मुख्यमंत्री सौर श्वरोजगार योजगा" के अन्तर्गत 200 कि0वा0 धमता के सोलर पावर प्लान्ट का आवंटन पत्र।

महोदय

उपरोक्त योजना के अन्तर्गत आपके online आवेदन के निर्धारित शर्तों के अनुसार परीक्षणीपरान्त उपयुक्त पाये जाने के दृष्टिगत 200 किं0या0 क्षमता का सोलर फोटोबोल्टाइक पायर प्लान्ट आपको निम्न रातों के अभार पर आवर्टित किया जाता है।

कम राठ	भद	विवरण
01	पजीकरण संख्या-	3145
02	संयत्र की क्षमता	200 কিতথাত
02.	निर्धारित विद्युत विकय दर	परियोजना की कमीशनिय की तिथि के सापेक्ष गाठ उत्तराखण्ड विद्युत नियामक आयोग द्वारा निर्धारित दर (वर्तमान में रूठ 4.64 प्रति यूनिट)
03	घरतायित स्थापना रचल (इस आयटन पत्र के सापेक्ष परियोजना की स्थापना अन्य जनपद में किया जाना अनुगन्य नहीं है)	ग्राम खान्दी , जाखणीघार, टिहरी गढवाल।
04	समत्र की कमीज्ञनिंग हेतु निर्धारित अन्तिम क्रिक	परियोजना आवंटन तिथि से 12 माह के अन्तर्गत
05	संयत्र से उत्पादित विद्युत के क्य की अवधि-	संयत्र की कमीशनिंग तिथि से 25 वर्षों तक

01. योजना हेनु शासन द्वारा जारी अधिसूचना शंख्या 697/1-1/2020-03/02/2020 दिनांक 22 सितम्बर 2020. संशोधित शासनादेश संख्या 72/1-1/2021/03/02/2020 TC दिनांक 25 जनवरी, 2021 एवं 385/1-1/2023-03/02/2020 दिनांक 13 गार्च, 2023 एवं पत्र संख्या— 1058/1-1/2023-03/02/2020(F-File No.30740 दिनांक 06 जुलाई, 2023 से आवंटी भलीभेंति भिन्न हैं।

02 जरत निर्मत परियोजना आवटन पत्र (LoA) की तिथि से आवंटी द्वास 30 दिवस के भीतर Contract Performance Guarantee (50 किठवीं) हेतु रूठ 25,000/-, 100 किठवीं हेतु रूठ 50,000/- एवं 200 किठवीं) हेतु रूठ 1,00,000/-) उरेडा परियोजना कार्यालय पर FD/CDR/TDR के रूप में जिसकी वैधता न्यूनतम 2 वर्ष हो, जमा की जानी होगी। उन्तानुसार CPG 30 दिवस में जमा न होने पर आवंटन निरस्त कर दिया जाएगा। परियोजना स्थापना एवं किमानिंग परियोजना आवंटन पत्र (LoA) से 12 माह के अन्तर्गत की जानी अनिवार्य होगी। उन्तानुसार स्थापना 12 माह के अन्तर्गत न होने पर आवंटन निरस्त कर CPG जब्त कर सी जाएगी।



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ENCLOSURE: VII - ANNEXURE: II - 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.
- The information furnished in our valuation report dated 5/11/2024 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 Mr. Deepak Joshi have personally inspected the property on 25/10/2024 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.
- Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- 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.
- 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.







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S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	The subjected property is vacant land situated at aforesaid address having the land area of 3,350 sq.mtr as per the documents provided to us.
		As per lease deed dated 31/07/2024, owner of the property are Mr. Gulab Singh & Dilla Devi of land area of 2,820 sqm. And as per the lease deed dated 24/09/2024 owner of the property is Mrs. Dilla Devi of land area of 530 sqm.
		The subject property is an Agriculture cum Commercial property.
į		The subject property is leased to Mr. Udit Kaushik via 2 Lease deeds for 27 years, details of the same is given below,
		 Lease deed dated 31/07/2024 Leasable land area – 2,820 sqm Lease period - 31-07-2024 to 30-07-2051
		 Lease deed dated 24/09/2024 Leasable land area – 530 sqm Lease period - 24-09-2024 to 23-09-2051
		Since the land is on lease to Mr. Udit Kaushik, the lessee, therefore, the lessee has only lease hold right i.e. to use the land for setting up the solar plant. Value of the land worked out in this report is the general current value of the land if put for sale. However, since the land has been leased out for 27 years, therefore the lessor cannot put the land for sale before expiry of the lease term as per the condition of the lease agreement.
		As per the project allotment letter, the lessee is going establish 200 kW solar power plant on the subject land.
		The subject property is situated in a remote hilly area, can be accessible by 15 ft. wide Khandi village road. All the basic civic amenities are not available within close vicinity.
		This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.
		In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or

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MR. UDIT KAUSHIK



2.	Purpose of valuation and appointing authority	to us at the site by the of attached. In case of any doi authority/ district administra			
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Deeps Valuation Engineer: Er. Y L1/ L2 Reviewer: Er. Anil I	ash Bhatnagar		
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.			
5.	Date of appointment, valuation date and date of report	Date of Appointment: Date of Survey: Valuation Date: Date of Report:	19/10/2024 25/10/2024 5/11/2024 5/11/2024		
6.	Inspections and/ or investigations undertaken		vey Engineer Deepak Joshi on 25/10/2024		
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of th relied upon.	ne Report. Level 3 Input (Tertiary) has been		
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of th	ne Report.		
9.	Restrictions on use of the report, if any Major factors that were taken into	Situation prevailing in the indicative & estimated proreport if any of these point aforesaid in the Report. This report has been prepared and should not be relied uponly authorized user of the indicated in this report. It unauthorized use of this report of the information, data, docume both verbally and in writing knowledge that the information will & void. This report only contains indicative, estimated Market asked to conduct the Valuation basis which owner/ owner identified to us on the site of the writing which has been relied other recommendations of a of any opinion on the suitransaction with the borrow. This report is not a certification of the suitransaction with the borrow.	assignment, we have relied upon various into in good faith provided by Bank/ clients. If at any point of time in future it comes to mation given to us is untrue, fabricated se of this report at very moment will become a general assessment & opinion on the et Value of the property for which Bank has ation for the asset as found on as-is-where it representative/ client/ bank has shown/unless otherwise mentioned in the report of been taken from the information/ data given provided to us and informed verbally or intended upon in good faith. It doesn't contain any any sort including but not limited to express itability or otherwise of entering into any fer. If fication of ownership or survey number/outber which are merely referred from the wided to us.		
11.	account during the valuation Major factors that were not taken into account during the valuation	Please refer to Part A, B &	C of the Report.		

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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: 5/11/2024

Place: Noida

Signature

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

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MR. UDIT KAUSHIK



ENCLOSURE: VIII - ANNEXURE: III - 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.
- 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 shalf 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 eater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.

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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 authorized 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 organization discredits the profession.

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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

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-201304 4 x 9

Date: 5/11/2024

Place: Noida

FILE NO.: VIS (2024-25)-PL474-423-593



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ENCLOSURE: IX

PART D

VALUER'S IMPORTANT REMARKS

- 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.
- 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.
- 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.

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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 ilmited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work in not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ inplanned area
	where the subject property is surrounded by vacant lands having no physical demarcation or having any display

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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. 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. Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different 27 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. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical 28. 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. 29. Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion. Although every scientific method has been employed in systematically arriving at the value, there is, therefore, 31. no indisputable single value and the estimate of the value is normally expressed as falling within a likely range. 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. 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. 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. 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. 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. 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

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resubmission. In case no such communication is received, it shall be presumed that the valuation report has been Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 ONE YEAR. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data. This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) 41. 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. We are fully aware that based on the opinion of value expressed in this report, we may be required to give 43 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 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.

