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REPORT FORMAT: V-L2 (Medium – BOB) | Version: 12.0_2022

CASE NO. VIS (2024-25)-PL701-630-869 **DATED: 31/01/2025**

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	**LAND & BUILDING**
CATEGORY OF ASSETS	**NON AGRICULTURE**
TYPE OF ASSETS	**POULTRY FARM**

SITUATED AT

VILLAGE-KAMGARPUR, PARGANA & TEHSIL-NAJIBABAD, DISTRICT-BIJNOR

REPORT PREPARED FOR

BANK OF BARODA, ROSARB, DEHRADUN

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

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

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- Panel Valuer & Techno Economic Consultants for PSU Banks

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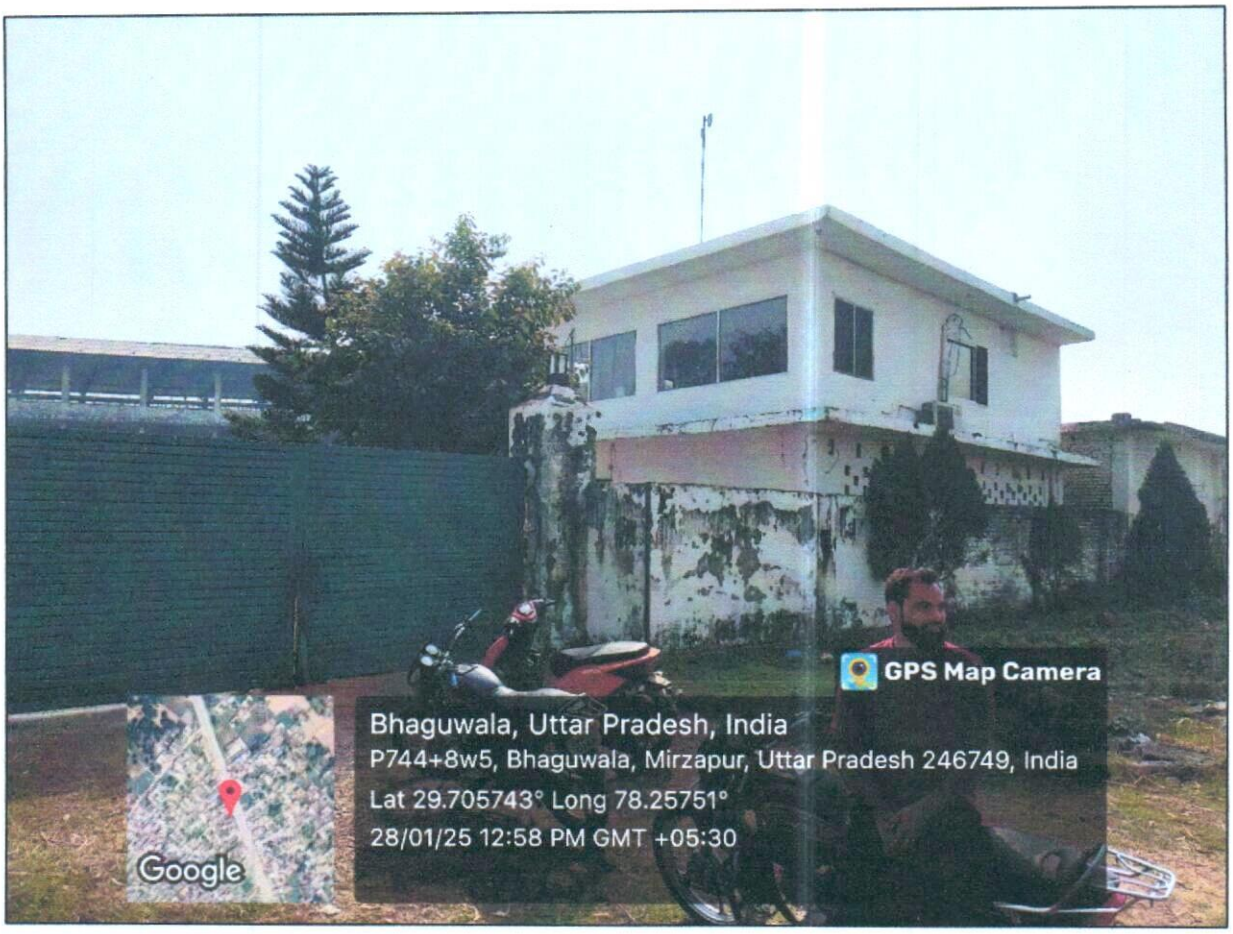
PART A SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

VILLAGE-KAMGARPUR, PARGANA & TEHSIL-NAJIBABAD, DISTRICT-BIJNOR

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PART B	BOB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Bank Of Baroda, ROSARB, Dehradun
Name & Designation of concerned officer	Mr. Shyam Singh Tomar
Work Order No. & Date	Via email Dated: 27-01-2025
Name of the Customer	M/s. A.D. Farms

SL.NO.	CONTENTS	DESCRIPTION		
I.	**GENERAL**			
1.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
2.	a. Date of Inspection of the Property	28 January 2025		
	b. Date of Valuation Assessment	31 January 2025		
	c. Date of Valuation Report	31 January 2025		
3.	Property shown by	**Name**	**Relationship with Owner**	**Contact Number**
		Mr. Nadeem	Care Taker	---
4.	List of documents produced for perusal *(Documents has been referred only for reference purpose)*	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **05** documents requested.	Total 02 documents provided	Total 02 documents provided
		Property Title document	Sale Deed	Dated-:12-02-2003
		Approved Building Plan	None	---
		Last paid Electricity Bill	None	---
		Copy of TIR	None	---
		Change of Land Use	Change of Land Use	Dated-:09-06-2023
5.	Documents provided by	Bank		
6.	Name of the owner(s)	M/s. A.D. Farms (Through its partners Smt. Anita Marwa and Sh. Darshan Kumar)		
		Address: 131, Bikleshwar colony Hardwar, Uttarakhand & 109, Sector 21 Panchkula		
		Phone No.: ---		

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7.	**Brief description of the property**	
	This Valuation is prepared for the poultry farm situated at the aforesaid address having total land area admeasuring 1.271 Hectare as per copy of TIR provided. However, as per google satellite measurement tool, the total land area is about 1.56 Hectare. Thus, minimum of the two is considered for valuation. As per copy of CLU dated 19-06-2023, the land is converted for Non-agricultural usage. As on date of site visit, the subject poultry farm was vacant and locked. The total built-up area is about ~1,01,191 sq.ft. as per the measurement taken during previous site visit on dated 29/10/2024. The construction year is 2012 & 2016. Thus, the same is considered for valuation purpose. The subject property is located in rural area of Village-Kamgarpur. The subject property is situated on 20 ft wide Kachha Eastern Ganga Canal Road which further connects to 70 ft wide Haridwar road. All other basic civic amenities are 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 information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.	
8.	Total Lease period & remaining period (if leasehold)	---
9.	Location of the property	
	1. Plot No. / Survey No.	Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No.

		104-M & 108/2-M (of Chak No. 597)	
	2. Door No.	---	
	3. T. S. No. / Village	Kamgarpur	
	4. Ward / Taluka	---	
	5. Mandal / District	Bijnor	
	6. Postal address of the property	Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No. 104-M & 108/2-M (of Chak No. 597), Village-Kamgarpur, Pargana & Tehsil-Najibabad, District-Bijnor	
	7. Latitude, Longitude & Coordinates of the site	29°42'32.4"N 78°16'40.4"E	
	8. Nearby Landmark	Guru Kripa stone crusher	
10.	Area Categorization	Village	Rural
	Type of Area	Majorly all nearby lands are used for Agriculture purpose	
11.	Classification of the area	Lower Class (Poor)	Rural
		Within Backward area	
12.	Local Government Body Category *(Corporation limit / Village Panchayat / Municipality)* - Type & Name	Rural	UPSIDC

13.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No	
14.	In case it is an agricultural land, any conversion of land use done	No	
15.	Boundary schedule of the Property		
	Are Boundaries matched	Multiple Khasra No. merged altogether to a big land parcel	
	Directions	**As per Documents**	**Actually found at Site**
	North	Not mentioned in sale deed	Agriculture Land
	South	Not mentioned in sale deed	Agriculture Land
	East	Not mentioned in sale deed	Approach road
	West	Not mentioned in sale deed	Agriculture Land
16.	Dimensions of the site		
	Directions	**As per Documents (A)**	**Actually found at Site (B)**
	North	---	---
	South	---	---
	East	---	---
	West	---	---
17.	Extent of the site	1.2710 Hectare	16,000 sq. mtr.
18.	Extent of the site considered for valuation (least of 14A & 14B)	1.2710 Hectare	
19.	Property presently occupied/ possessed by	Vacant and locked.	
	If occupied by tenant, since how long?	Not applicable	
	Rent received per month	Not applicable	

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II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality	Rural					
2.	Development of surrounding areas	Rural area					
3.	Possibility of frequent flooding / sub-merging	No					
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 5 km.	~ 10 km	~ 5 km.	~ 2.5 km	~ 15 km	---	---
5.	Level of land with topographical conditions	on road level/ Plain Land					
6.	Shape of land	Irregular					
7.	Type of use to which it can be put	Best for any non agriculture activity					
8.	Any usage restriction	Yes, can be used for any non agriculture purpose.					
9.	Is plot in town planning approved layout?/ Zoning regulation	Yes	Industrial				
10.	Corner plot or intermittent plot?	It is not a corner plot					
11.	Road facilities						
	(a) Main Road Name & Width	Hajipur-Musrigharari	~70 ft.				
	(b) Front Road Name & width	Internal Road	~20 ft.				
	(c) Type of Approach Road	Bituminous Road					
	(d) Distance from the Main Road	~2 Km.					
12.	Type of road available at present	Bituminous Road					
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.					
14.	Is it a land – locked land?	No					
15.	Water potentiality	Yes available from borewell/ submersible					
16.	Underground sewerage system	Yes					
17.	Is power supply available at the site?	Yes					
18.	Advantages of the site	Yes.					
19.	Special remarks, if any, like:						
	a. Notification of land acquisition if any in the area	No such information came in front of us and couldn't be found on public domain.					
	b. Notification of road widening if any in the area	No such information came in front of us and couldn't be found on public domain.					
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No					
	d. Any other	None					
III.	VALUATION OF LAND						
1.	Size of plot	Please refer to Part B – Area description of the Property.					
	North & South						
	East & West						
2.	Total extent of the plot						
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent	Please refer to Part C - Procedure of Valuation Assessment section.					

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	properties in the areas)	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	
5.	Assessed / adopted rate of valuation	
6.	Estimated Value of Land	
IV.	**VALUATION OF BUILDING**	
1.	**Technical details of the building**	
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure: RCC Framed structure, Load bearing wall structure & Steel columns and trusses framed structure Slab: Reinforced Cement Concrete & GI shed Walls: Brick walls
	c. Architecture design & finishing	Interior: Ordinary regular architecture Exterior: Ordinary regular architecture
	d. Class of construction	Class of construction: Class C construction (Simple/ Average)
	e. Year of construction/ Age of construction	Refer to sheet attached Refer to sheet attached
	f. Number of floors and height of each floor including basement, if any	Please refer to building sheet attached below
	g. Plinth area floor-wise	Please refer to building sheet attached below
	h. Condition of the building	Interior: Ordinary/ Normal Exterior: Ordinary/ Normal
	i. Maintenance issues	Yes there are some maintenance issues in the building structure which needs to be rectified
	j. Visible damage in the building if any	Yes but not so significantly
	k. Type of flooring	PCC,
	a. Class of electrical fittings	Internal/ Normal quality fittings used
	b. Class of plumbing, sanitary & water supply fittings	Internal/ Normal quality fittings used
2.	**Map approval details**	
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Cannot comment since no approved map provided to us on our request
	b. Approved map / plan issuing authority	Cannot comment since no approved map provided to us on our request
	c. Whether genuineness or authenticity of approved map / plan is verified	No, not done at our end.
	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.
	e. Is Building as per copy of approved Map provided to Valuer?	No.

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	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	☐ Permissible alterations	---
		☐ Non permissible alterations	---
	g. Is this being regularized	---	
V.	**SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF**		
1.	Foundation	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		
11.	Compound wall	Yes	
	Height	---	
	Length	---	
	Type of construction	Brick Wall	
12.	Electrical installation	Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lumpsum basis. 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.	
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lumpsum basis. 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.	
	No. of water closets and their type		
	No. of wash basins		
	No. of urinals		
	No. of bath tubs		
	No. of water closets and their type		
	Water meter, taps, etc.		
	Any other fixtures		
14.	**EXTRA ITEMS**	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
	Portico		
	Ornamental front door		
	Sit out/ Verandah with steel grills		
	Overhead water tank		
	Extra steel/ collapsible gates		
	AMENITIES		

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15.	Wardrobes	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.
	Glazed tiles	
	Extra sinks and bath tub	
	Marble / Ceramic tiles flooring	
	Interior decorations	
	Architectural elevation works	
	Paneling works	
	Aluminum works	
	Aluminum hand rails	
	False ceiling	
16.	**MISCELLANEOUS**	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.
	Separate toilet room	
	Separate lumber room	
	Separate water tank/ sump	
	Trees, gardening	
17.	**SERVICES**	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.
	Water supply arrangements	
	Drainage arrangements	
	Compound wall	
	C. B. deposits, fittings etc.	
	Pavement	

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY

1.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective** Fair Market Value
1.	Land Value (A)	Rs. 2,54,20,000/-	**Rs. 1,90,65,000/-**
2.	Total Building & Civil Works (B)	---	**Rs. 2,99,44,040/-**
3.	Additional Aesthetic Works Value (C)	---	**Rs. 12,00,000/-**
4.	**Total Add (A+B+C)**	**Rs. 2,54,20,000/-**	**Rs. 5,02,09,040/-**
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	**Total Indicative & Estimated Prospective** Fair Market Value	---	**Rs. 5,02,09,040/-**
8.	**Rounded Off**	---	**Rs. 5,02,00,000/-**
9.	**Indicative & Estimated Prospective** Fair Market Value in words	---	**Rupees Five Crore and Two Lakhs Only/-**
10.	**Expected Realizable Value (@ ~15% less)**	---	**Rs. 4,26,70,000/-**
11.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs. 3,76,50,000/-**
12.	**Percentage difference between Circle Rate and** Fair Market Value	More Than 20%	

***NOTE:**

1. *For more details & basis please refer to **Part C - Procedure of Valuation Assessment section.***
2. *This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".***
3. *Since, this is a large industrial area so the high realizable value has been taken.*
4. *Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.*
5. ***PART A - BOB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.*
6. *This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.*

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ENCLOSURE: I

PART C — AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	1.2710 Ha or 18.62 Bigha	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	Total land area is 1.271 Hectare, as per copy of TIR provided. However, as per google satellite measurement tool, the total land area is about 1.6 Hectare. Thus, minimum of the two is considered for valuation.	
2.	Constructed Area considered for Valuation (As per IS **3861-1966)**	**Built-up Area**	1,01,191 sq. ft.
	Area adopted on the basis of	The built-up area considered for this valuation assessment has been adopted as per the measurement taken during previous site visit on dated 29/10/2024.	
	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. All area measurements are on approximate basis only.*
2. *Verification of the area measurement of the property is done based on sample random checking only.*
3. *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.*
4. *Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*

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ENCLOSURE: II

PART D	PROCEDURE OF VALUATION ASSESSMENT

2.	GENERAL INFORMATION					
i.	Important Dates	**Date of Appointment**	**Date of Inspection of the Property**	**Date of Valuation Assessment**	**Date of Valuation Report**	
		27 January 2025	28 January 2025	31 January 2025	31 January 2025	
ii.	Client	Bank Of Baroda, ROSARB, Dehradun				
iii.	Intended User	Bank Of Baroda, ROSARB, Dehradun				
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.				
v.	Purpose of Valuation	For 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	☐	Identified by the owner			
		☒	Identified by owner's representative			
		☐	Done from the name plate displayed on the property			
		☐	Cross checked from boundaries or address of the property mentioned in the deed			
		☐	Enquired from local residents/ public			
		☐	Identification of the property could not be done properly			
		☐	Survey was not done			
ix.	Is property number/ survey number displayed on the property for proper identification?	No.				
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).				
3.	ASSESSMENT FACTORS					

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i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.			
ii.	Nature of the Valuation	Fixed Assets Valuation			
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	**Nature**	**Category**	**Type**	
		LAND & BUILDING	NON AGRICULTURE	POULTERY FARM	
		Classification	Income/ Revenue Generating Asset		
iv.	Type of Valuation *(Basis of Valuation as per IVS)*	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed *(Premise of Value as per IVS)*	Under Distress State			
		Reason: Asset under NPA account			
vi.	Property Use factor	**Current/ Existing Use**	**Highest & Best Use** *(in consonance to surrounding use, zoning and statutory norms)*	**Considered for Valuation purpose**	
		Commercial	Commercial	Commercial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Class (Poor)			
ix.	Property Physical Factors	**Shape**	**Size**	**Layout**	
		Irregular	Large	Normal	
x.	Property Location Category Factor	**City Categorization**	**Locality Characteristics**	**Property location characteristics**	**Floor Level**
		Village	Average	Poor location within locality	Multiple structures have different levels.
		Rural	EWS	Property towards end of the locality	
			Within Remote	Good location	

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			area	within locality	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	**Water Supply**	**Sewerage/ sanitation system**	**Electricity**	**Road and Public Transport connectivity**
		Yes from borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		**Availability of communication facilities**	
		Transport, Market, Hospital etc. are not 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.)	Rural Area			
xiii.	Neighbourhood amenities	Poor			
xiv.	Any New Development in surrounding area	None			
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	Subject property is in remote rural area			
xvii.	Property overall usability/ utility Factor	Good for poultry farming			
xviii.	Do property has any alternate use?	Yes, for any Non-Agricultural purposes.			
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			

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xxi.	Is independent access available to the property	Clear independent access is available.		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value *(in respect to Present market state or premise of the Asset as per point (iv) above)*	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used		**Approach of Valuation**	**Method of Valuation**
		Land	**Market Approach**	**Market Comparable Sales Method**
		Building	**Cost Approach**	**Depreciated Replacement Cost Method**
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	**Market Comparable**			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*	**1.**	Name:	Local habitant
			Contact No.:	---
			Nature of reference:	Habitant of subject location
			Size of the Property:	Not specified
			Location:	On main road
			Rates/ Price informed:	Around Rs. 2,500/- to Rs.3,000/- per sqm
			Any other details/ Discussion held:	As per discussion with local habitant in the area, it came to know that non-agriculture land rate on main road, are in the range of Rs. 2,500/- to Rs.3,000/- per Sq.m.
		2.	Name:	Local habitant
			Contact No.:	---
			Nature of reference:	Habitant of subject location

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		Size of the Property:	Not specified
		Location:	On main road
		Rates/ Price informed:	Around Rs. 2,000/- to Rs.2,500/- per sqm
		Any other details/ Discussion held:	As per the discussion with the property dealer, we came to know that the industrial plot will be available with-in the above mentioned rate.
		NOTE: The given information above can be independently verified to know its authenticity.	
xxviii.	Adopted Rates Justification	As per our discussion and market research with the local property consultants of the subject location, we have gathered the following information: - 1. There is ample availability of land (having similar size as our subject property). 2. The subject property is situated on Eastern Ganga Canal Road which is about 2 km from Haridwar road. 3. There is no other economic activity observed in the locality except one more Poultry Farm and road construction yard. 4. All the other land in locality, are agriculture in nature. 5. The locality is not falling any master plan. 6. The poultry farm can be approached by mud surfacing road. 7. We have made secondary market research to fetch the information for agriculture land in the locality. But no-other reference was available. Thus, we had to rely upon the inquiry/information gathered from the local villagers who were available nearby. 8. As per the discussion with local villager, the agriculture land rates in the locality are in range of Rs. 5,00,000/- to Rs. 6,00,000/- per bigha or Rs. 732/- to Rs. 879/- per sqm depending upon shape, size, availability and distance from main road. (1 bigha=682.6 sqm) 9. There is no other commercial use of the subject property. 10. Land parcel near to highway shall fetch higher value than compared to land which are away from highway. 11. The guideline rate of non-agriculture land in Village-Kamgarpur is Rs. 2,000/- per sqm. Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of **Rs. 2,000/- per sq. mtr.** for the purpose of this valuation assessment.	
	NOTE: *We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.* *Related postings for similar properties on sale are also annexed with the Report wherever available.*		
xxix.	**Other Market Factors**		
	Current Market condition	Normal	

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		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	~2.00 km distance from the main road	
		Adjustments (-/+): -10%	
	Comment on Demand & Supply in the Market	**Demand**	**Supply**
		Moderate	Adequately available
		Remarks: ----	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	**Reason:** Demand will be low for such properties since the property is in remote area also approached road is through kachha rasta (mud surfacing)	
		Adjustments (-/+): -15%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financer or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
		Adjustments (-/+): 0%	
xxxii.	**Final adjusted & weighted Rates considered for the subject property**	**Rs.1,500/- per sq. mtr.**	
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.	

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

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

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4.	VALUATION OF LAND		
	Particulars	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Fair Market Value**
a.	Prevailing Rate range	Rs. 2,000/- per sqm	Rs. 2,000/- to Rs. 3,000/- per sqm
b.	Rate adopted considering all characteristics of the property	Rs. 2,000/- per sqm	Rs. 1,500/- per sqm *(after discounting)*
c.	Total Land Area considered *(documents vs site survey whichever is less)*	1.2710 Ha or 12710 sqm	1.2710 Ha or 12710 sqm
d.	**Total Value of land (A)**	12710 sqm x Rs. 2,000/- per sqm	12710 sq.mtr x Rs. 1,500/- per sq.mtr
		Rs. 2,54,20,000/-	**Rs. 1,90,65,000/-**

5.	VALUATION COMPUTATION OF BUILDING & CIVIL WORKS					
S. No.	Particulars	Area (in sq. ft.)	Year of Construction	Replacement Cost of Construction	GCRC (In Rs.)	DRC (In Rs.)
1	OFFICE GF+F.F, RCC. framed structure, RCC. roof, P.C.C. flooring at GF. & Tiles flooring at F.F., MS. joinery	1,000	2012	800	8,00,000	5,83,200
2	KITCHEN: - GF., Load bearing structure with RC.C columns, A.C. shed, P.C.C. flooring Un-plastered	5,000	2012	350	17,50,000	9,76,500
3	LAYER CASE BLOCK-1-R.C.C. framed structure, RC.C roof, P.C.C. flooring, MS. joinery					
	GF & FF (RCC)	15,478	2012	450	69,64,875	50,77,394
	SF (ACC Shed)	7,739	2012	250	19,34,688	10,79,556
4	LAYERCASE BLOCK-2-GF, Load bearing structure with RC.C columns, AC. shed, P.C.C. flooring, MS. joinery	8,400	2012	550	46,20,000	25,77,960
5	LAYER CASE BLOCK-3-GF. bearing structure with RC.C columns, AC. shed with RC C. columns, P.C.C. flooring, Ms. Joinery	8,400	2012	550	46,20,000	25,77,960
6	LAYERCASE BLOCK-4-GF, Load bearing structure with R.C.C columns, A.C. shed with RC.C. columns, flooring, MS. Joinery	8,400	2012	550	46,20,000	25,77,960

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7	LAYER CASE BLOCK-5-GF, Load bearing structure with RC.C columns, AC. shed with RC.C. columns, P.C.C. flooring, MS. Joinery	8,400	2012	550	46,20,000	25,77,960
8	LAYER CASE BLOCK-6-GF, Load bearing structure with RC.C columns, roof R.C.C.	8,400	2012	550	46,20,000	25,77,960
9	WATER TANK- RCC framed structure, R.CC. roof (GF.+ F.F. + RC.C. water tank on F.F. Roof) = 10 X40X3=1200	1,200	2012	550	6,60,000	4,43,520
10	LAYER CASE BLOCK-7,					
	GF (RCC)	11,825	2012	600	70,95,000	51,72,255
	FF (ACC Shed)	11,825	2012	400	47,30,000	26,39,340
11	Labour Room					
	RCC	1,000	2012	450	4,50,000	3,02,400
	ACC Shed	2,000	2012	250	5,00,000	2,79,000
12	Cold Store (Foundation & Column Work)	1,600	2016	300	4,80,000	3,77,280
13	Bisleri Plant (Foundation & Column Work)	525	2016	300	1,57,500	1,23,795
	Total	**1,01,191**			**4,86,22,063**	**2,99,44,040**

6.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	**Particulars**	**Specifications**	**Depreciated Replacement Value**
a.	Add extra for Architectural aesthetic developments, improvements *(add lump sum cost)*	----	----
b.	Add extra for fittings & fixtures *(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	----	----
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	Boundary Wall 600 RMT	Rs.12,00,000/-
d.	Add extra for internal & external development	---	---

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	(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		
e.	**Depreciated Replacement Value (B)**	---	**Rs.12,00,000/-**
f.	***Note:*** • *Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.* • *Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.*		

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7.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	**Particulars**	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective** Fair Market Value
1.	Land Value (A)	Rs. 2,54,20,000/-	**Rs. 1,90,65,000/-**
2.	Total Building & Civil Works (B)	---	**Rs. 2,99,44,040/-**
3.	Additional Aesthetic Works Value (C)	---	**Rs. 12,00,000/-**
4.	**Total Add (A+B+C)**	**Rs. 2,54,20,000/-**	**Rs. 5,02,09,040/-**
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	**Total Indicative & Estimated Prospective** Fair Market Value	---	**Rs. 5,02,09,040/-**
8.	**Rounded Off**	---	**Rs. 5,02,00,000/-**
9.	**Indicative & Estimated Prospective** Fair Market Value in words	---	**Rupees Five Crore and Two Lakhs Only/-**
10.	**Expected Realizable Value (@ ~15% less)**	---	**Rs. 4,26,70,000/-**
11.	**Expected Distress Sale Value (@ ~25% less)**	---	**Rs. 3,76,50,000/-**
12.	**Percentage difference between Circle Rate and** Fair Market Value	More Than 20%	
13	**Concluding Comments/ Disclosures if any**		

a. We are independent of client/ company and do not have any direct/ indirect interest in the property.
b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

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

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

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

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

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

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

Market Value *suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly*

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	transaction, wherein the parties, each acted without any compulsion on the date of the Valuation. *Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.* *Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the marker Value definition.*
	***Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.*
	Distress Sale Value *is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.*
	***Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.*
	Difference between Cost, Price & Value: *Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.* *The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.* *The **Price** is the amount paid for the procurement of the same asset.* *The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.* *Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*
15.	***Enclosures with the Report:*** • *Enclosure: III- Google Map* • *Enclosure: IV- References on price trend of the similar related properties available on public domain, if available*

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	• *Enclosure: V- Photographs of the property* • *Enclosure: VI- Copy of Circle Rate* • *Enclosure: VII- Important property documents exhibit* • *Enclosure: VIII- BOB Annexure: VI - Declaration-Cum-Undertaking* • *Enclosure: IX- Part E:: Valuer's Important Remarks*

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IMPORTANT NOTES

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

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

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

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Deepak Kumar Singh	Rajani Gupta

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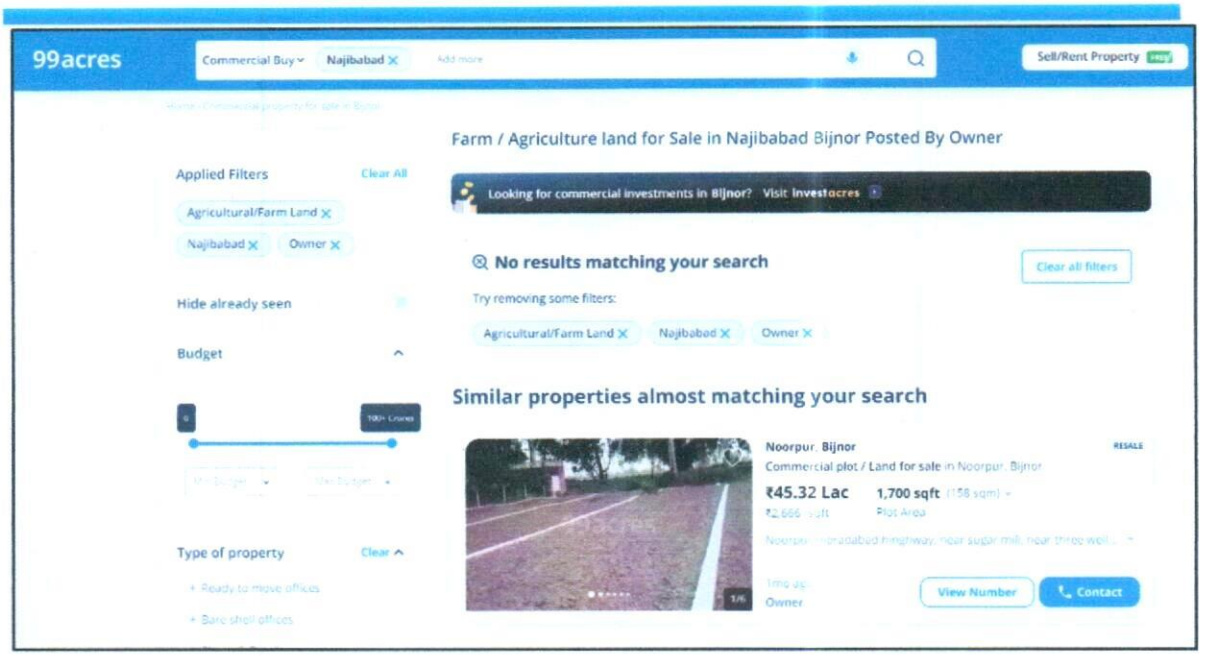
ENCLOSURE: III – GOOGLE MAP LOCATION

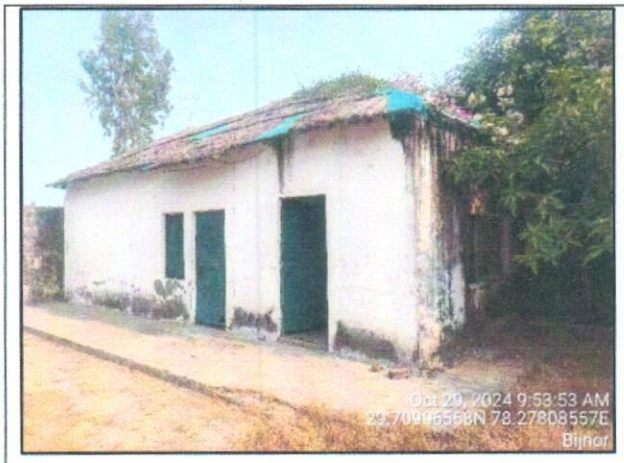
Valuation Terms of Service & Valuer's Important Remarks are available at www.rkassociates.org

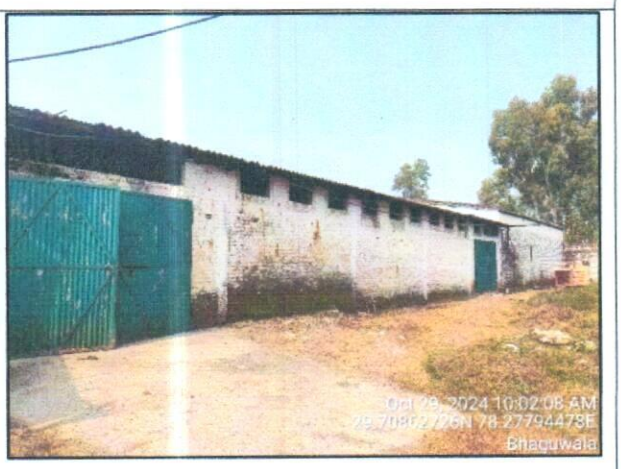
ENCLOSURE: IV - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

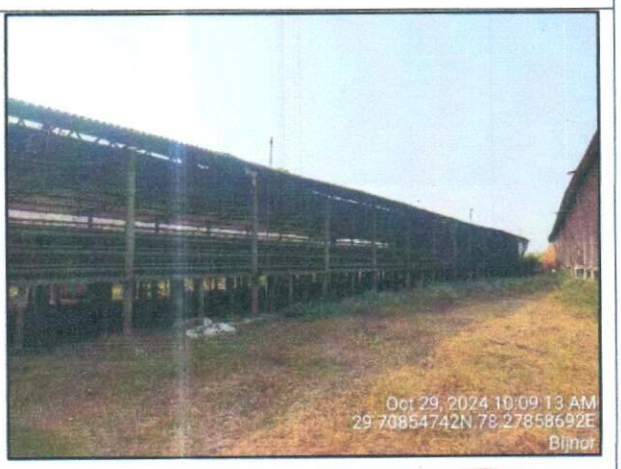


ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY

Previous site survey photographs Dated: 29-10-2024







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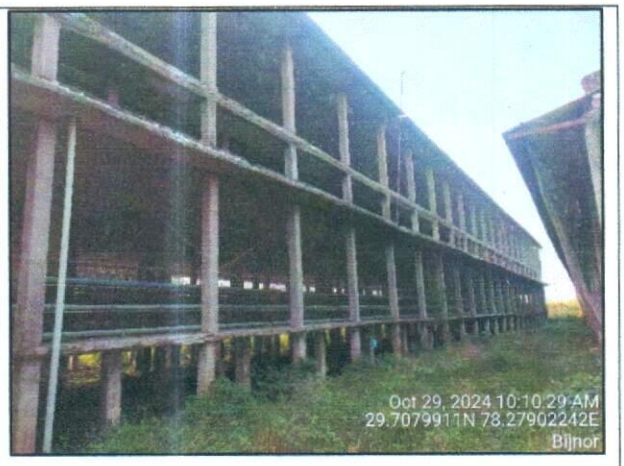

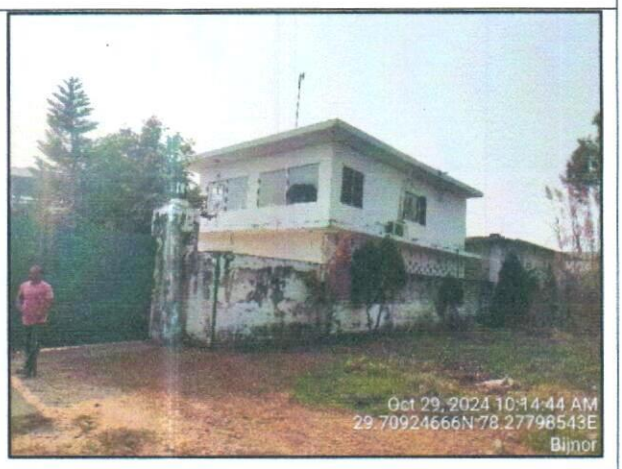

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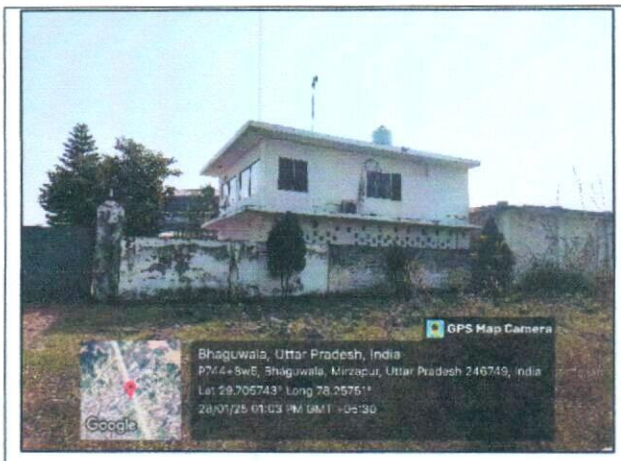
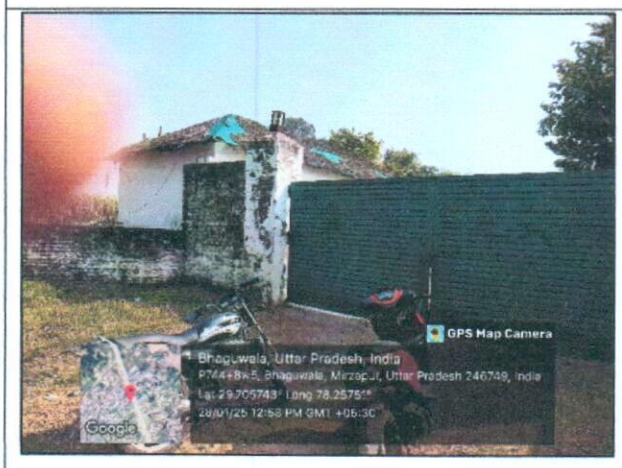
Current Survey Dated: 28-01-2025





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ENCLOSURE: VI – COPY OF CIRCLE RATE

(Page-42)

भाग–2 (ख)

प्रारूप–2

इस प्रारूप में प्रारूप–3 में दी गयी दरों से भिन्न अन्य सभी प्रकार की अकृषक भूमि की तथा वाणिज्यिक सम्पत्ति की न्यूनतम दरें प्रति वर्गमीटर तहसील नजीबाबाद के अधीन सम्पूर्ण नगरीय, अर्द्धनगरीय क्षेत्र तथा विशिष्ट ग्राम, अन्य ग्राम– (परगना नजीबाबाद, किरतपुर, अकबराबाद)

क्रम संख्या	मौहल्ले या राजस्व का नाम	श्रेणी, नगरीय, अर्धनगरीय या ग्रामीण	अकृषक भूमि की दरें प्रति वर्ग मीटर (06 मी० से कम चौड़ी सड़क पर)	अकृषक भूमि की न्यूनतम दर		निर्मित एकल वाणिज्यिक भवन (दुकान/ कार्यालय/ गोदाम) की भूमि की दर (प्रति वर्ग मीटर में)	बहुमंजिले भवनों में स्थित वाणिज्यिक सम्पत्ति के फ्लैट क्षेत्र/ कारपेट एरिया की दर (प्रति वर्ग मीटर में)
				06 मीटर से 09 मीटर तक चौड़े रास्ते पर	09 मीटर से अधिक चौड़े रास्ते पर		
1	2	3	4	5	6	7	8
60	कायरी फूल.	ग्राम पंचायत परगना किरतपुर	2000	2200	2500	13000	29000
61	कामराजपुर	ग्राम पंचायत (विशिष्ट ग्राम किरतपुर)	2500	2600	3200	15000	31000
	कामराजपुर (नवीन विकसित क्षेत्र) ख0नं0 37,39,44,45,96,107, 109,110,113,119,130,134,143,		3100	3200	3900	19000	35000
62	कामगारपुर	ग्राम पंचायत परगना नजीबाबाद	2000	2200	2500	13000	29000
63	काशीरामपुर	ग्राम पंचायत परगना नजीबाबाद	2100	2200	2500	13000	29000
64	कादरपुर तय्यब	ग्राम पंचायत परगना किरतपुर	2000	2200	2500	13000	29000
65	कोड़िया	ग्राम पंचायत परगना नजीबाबाद	2000	2200	2500	13000	29000
66	कोटावली	ग्राम पंचायत (विशिष्ट ग्राम नजीबाबाद)	2500	2900	3500	15000	31000
67	कवलनैनपुर	ग्राम पंचायत परगना किरतपुर	2000	2200	2500	13000	29000
68	कुम्हेड़ा	ग्राम पंचायत (विशिष्ट ग्राम अकबराबाद)	2400	2600	3100	15000	31000
69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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

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

ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

बयनामा 995000/- मालियत 1116000/- रु० हि० कनी ∝

विक्रित सम्पत्ति (i) भूमि :- कृषि / आवासीय / अनावासीय / औद्योगिक
(ii) भवन - आवासीय / अनावासीय / औद्योगिक / गोदाम / दुकान
कुल विक्रित क्षेत्रफल : 1.271 हेक्टेयर अनु. वार्षिक किराया / लगान रु ?)

स्थित ग्राम हसनपुर पर० व तह० नजीबाबाद जिला बिजनौर

आच्छादित क्षेत्रफल भूतल ∝ प्रथमतल ∝ द्वितीय तल ∝
विक्रेता अनुसूचित जाति या जनजाति का/की/के है/नहीं है निर्माण की श्रेणी ∝
टि.स.न.पा. सीमा क्षे. के भीतर है/बाहर है किस्म Fallow
मासिक किराया/निर्माण दर प्रतिवर्गमी. ∝ स रेट प्रति ~~वर्ग मीटर~~/प्रति हेक्टे. 5.85 लाख
निर्माण का वर्ष :- ∝ (सर्किल रेट सूची पृष्ठ 41 क्रमांक 67 पर उल्लिखित)
विक्रित सम्पत्ति :- (i) ~~वर्गीकृत मार्ग/मुख्य मार्ग/अन्य मार्ग पर है~~।
(ii) राष्ट्रीय मार्ग/राज्य मार्ग/जनपदीय मार्ग/लिंक मार्ग पर है/नहीं है
स्टाम्प :- 56000/- रुपये किते :- 14+2=16

मैं कि श्रीमती चमनवती पत्नी श्री रामदास निवासी ग्राम हसनपुर परगना व तह० तील नजीबाबाद जिला बिजनौर की हूँ (विक्रेता) जो कि मैंने अपनी

~~जो कि मैंने/हमने अपने अवयस्क/अवयस्कगण/असल मालिक/उपरोक्त के~~ पूर्ण स्वामित्व की सम्पत्ति विवरण निम्नलिखित को कि जो हर प्रकार के भार बन्धनों से मुक्त है तथा जिसको विक्रय आदि करने का किसी अन्य से कोई अनुबन्ध आदि नहीं है समस्त स्वत्व एवं सम्बन्धित अधिकारों सहित अपने स्वस्थ चित्त एवं स्थिर बुद्धि की दशा में अंकन = 995000/- नौ लाख पिचानवे हजार रुपये में बादस्त यू० डी० एम० ग्राम हसनपुर तहसील नजीबाबाद जिला बिजनौर द्वारा पार्टनर श्रीमति अनीता मारवा पत्नी श्री संजय मारवा निवासी 131, बसन्तेश्वर कालोनी, हरिद्वार (उत्तराखण्ड) व श्री दर्शन कुमार पुत्र स्व० श्री रामदास निवासी 109, सेक्टर 21 पंचकूला (हरियाणा)

चमनवती

19/06/2023

आदेश पत्रक

न्यायालय : उपजिलाधिकारी
मण्डल :मुरादाबाद,जनपद :बिजनौर,तहसील :नजीबाबाद
वाद संख्या :-1659/2023
कंप्यूटरीकृत वाद संख्या :-T202313160501659
ए०डी० फार्म कामगारपुर द्वारा पार्टनर श्रीमति अनीता मारवा आदि बनाम उ०प्र० सरकार
अंतर्गत धारा:- 80, अधिनियम :- उत्तर प्रदेश राजस्व संहिता 2006

—:निर्णय:—

प्रस्तुत वाद की कार्यवाही आवेदक ए०डी० फार्म कामगारपुर द्वारा पार्टनर श्रीमति अनीता मारवा पत्नी संजय मारवा निवासी 131 बलकेश्वर कालोनी हरिद्वार श्री दर्शन कुमार पुत्र स्व० रामचारी सिंगल निवासी 109 सेक्टर 21 पंचकूला हरियाणा द्वारा प्रस्तुत प्रार्थना पत्र दिनांक 12-04-2023 पर तहसीलदार नजीबाबाद की आख्या आख्या दिनांक 17-04-2023 के आधार पर प्रारम्भ हुई। वाद दर्ज रजिस्टर किया गया।

तहसीलदार नजीबाबाद की आख्या आख्या दिनांक 17-04-2023 मे बिन्दुवार उल्लेख किया गया है कि ग्राम कामगारपुर परगना व तहसील नजीबाबाद जिला बिजनौर की खतौनी 1430 से 1435 फसली मे स्थित आराजी खाता सं0 98 गाटा सं0 602 रकबा 0.043हे0, गाटा सं0 603 रकबा 0.307हे0, गाटा सं0 604 रकबा 0.307हे0, गाटा सं0 605 रकबा 0.307हे0, गाटा सं0 606 रकबा 0.307हे0 कुल 5 सं0 1 कुल रकबा 1.271हे0 लगान 2.79रु0 पूर्ण भाग का संक्रमणीय भूमिधर है तथा आवेदक ने अपनी उपरोक्त भूमि का व्यवसायिक कार्य मे प्रयोग करने के लिए अकृषिक भूमि घोषित कराने की प्रार्थना की है, मौके पर बिल्डिंग बनी है एवं व्यवसायिक कार्य के प्रयोग मे आयेगी। अतः इस भूमि को उ०प्र० राजस्व संहिता 2006 की धारा 80(2) के तहत अकृषिक भूमि घोषित करने की प्रार्थना की है। उक्त वर्णित भूमि नजूल भूमि नही है। उक्त वर्णित भूमि का मौके का जरीब नक्शा बाबत खसरा नं0 602, 603, 604, 605, 606 पत्रावली में संलग्न है। उक्त वर्णित भूमि सहखातेदारी मे अंकित नही है। उक्त वर्णित भूमि कृषि, उद्यानीकरण, मत्स्यपालन, पशुपालन, कुक्कुट पालन आदि के प्रयोग मे नही हो रही है। जिलाधिकारी महोदय के कार्यालय के जारी सर्किल रेट सूची के अनुसार रकबा 1.271 हे0, जो सामान्य भूमि है, की मार्केट अभिषित धनराशि रू0 26-00 लाख रू0 प्रति हे0 की दर से 33,04,600/- होती है जिसका 10 प्रतिशत रू0 33,040-00रू0 होती है तथा दूरभाष देय राजकीय कोष मे दिनांक 18.06.2023 को चालान सं0 1203/01/ई0आई0-0034 के माध्यम से स्टेट बैंक नजीबाबाद मे जमा किया गया है तथा न्यायिक शुल्क मध्य 33,100-00रू0 जमा किये गये। जिसका क्रमांक UPCT1803E2320L443 संलग्न है। आवेदक ने अपनी कुल भूमि 1.271हे0 आराजी को व्यवसायिक कार्य मे प्रयोग करने के लिए अकृषिक कराने का अनुरोध किया है। आवेदक की आराजी को अकृषिक घोषित करने से लोकशान्ति व लोक स्वास्थ्य पर कोई प्रतिकूल प्रभाव नही पड़ेगा। आवेदक की आराजी मे मौके पर बिल्डिंग बनी है एवं व्यवसायिक कार्य के प्रयोग मे आयेगी। आवेदक की भूमि का फोटो व हस्ताक्षरयुक्त प्रतिज्ञापत्र संलग्न है कि मौके पर बिल्डिंग बनी है एवं व्यवसायिक कार्य के प्रयोग मे आयेगी। आवेदक की धारा 80(2) हेतु प्रस्तावित भूमि राष्ट्रीय राजमार्ग मार्ग/प्रान्तीय मार्ग पर स्थित नही है तथा प्रस्तावित भूमि का भूमि अधिग्रहण से कोई सम्बन्ध नही है आवेदक द्वारा अपने शपथ पत्र/लिखित बयान मे भी यह तथ्य स्पष्ट किया गया है। आवेदक की धारा 80(2) हेतु प्रस्तावित भूमि गाटा सं0 602, 603, 604, 605, 606 के अन्तर्गत चकमार्ग

JAI PRAKASH SAINI
Advocate
Chamber No. 55, District Courts,
Roshnabad,
District- Haridwar

Office & Residence:
1st Floor, Vijaya Bank Building,
8, Govindpuri, Haridwar
M. – 9897902767, 9818444767
E-mail- ad.jpsaini@gmail.com

Ref. No. 27 of 2020-21
Date: 10-09-2020

To, The Branch Manager,
Bank of Baroda, Govindpuri, Haridwar Distt- Haridwar

Dear Sir/Madam,

REG: Title Opinion Report certifying non encumbrance of the property detailed in Sale deed Sl. no. 1202 dt/02-02-2009, Property: Land measuring **1.271 hectare** (Part of Khasara no. 91/2 area measuring 0.007 hectare, Khasara no 104 area measuring 0.298 hectare & Khasara no. 108/3 area measuring 0.002 hectare belonging to Chak No. 465 AND Khasara no. 91/2 area measuring 0.020 hectare & Khasara no. 104 area measuring 0.287 hectare belonging to Chak No. 709 AND Khasara no. 91/2 area measuring 0.010 hectare & Khasara no. 104m area measuring 0.297 hectare belonging to Chak No. 643 AND Khasara no. 91/2 area measuring 0.010 hectare & Khasara no. 104m area measuring 0.297 hectare belonging to Chak No. 534 AND Khasara no. 104m area measuring 0.008 hectare & Khasara no. 108/2m area measuring 0.035 hectare belonging to Chak No. 597) Situated in Mouja-Kamgarpur, Pargana & Tehsil-Nazibabad, District-Bijnore. ***(as "the property mentioned above")* belonging to:** M/s. A.D. Farm Village- Kamgarpur Tehsil- Nazibabad Distt- Bijnore through its partners (1) Smt. Anita Marwa W/o Sh. Sanjay Marwa R/o 131, Bilkeshwar Colony Hardwar, Uttarakhand & (2) Sh. Darshan Kumar S/o Late Sh. Ramdhan Singla R/o 109, Sector 21 Panchkula.

Refer to your letter no._____ dated _____ requesting me to furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility's granted/proposal to be granted to **M/s. A.D. Farm Village- Kamgarpur Tehsil- Nazibabad Distt- Bijnore through its partners (1) Smt. Anita Marwa W/o Sh. Sanjay Marwa R/o 131, Bilkeshwar Colony Hardwar, Uttarakhand & (2) New Partner Sh. Abhishek Marwa S/o Shri. Sanjay Marwa R/o 131, Bilkeshwar Colony Hardwar (Uttarakhand).** (As per Reconstituted Partnership Deed dt/31-03-2009 Sh. Abhishek Marwa S/o Shri Sanjay Marwa will have 30% share & Smt. Anita Marwa W/o Shri Sanjay Marwa will have 70% share.) (borrower).

1. Description and Area of the property proposed to be mortgaged.	**Land measuring 1.271 hectare** (Part of Khasara no. 91/2 area measuring 0.007 hectare, Khasara no 104 area measuring

JAI PRAKASH SAINI
Advocate

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

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

a The information furnished in our valuation report dated 28/1/2025 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

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

c Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 31/1/2024 the work is not subcontracted to any other valuer and is carried out by us.

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

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

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

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

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

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

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

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This report is prepared for Freehold non-agriculture property having land area of 1.271 Ha owned by M/s A.D Farms located at aforesaid address 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.	
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.	
3.	Identity of the Valuer and any other experts involved in the valuation	**Survey Analyst:** Er. Deepak Joshi **Valuation Engineer:** Er. Deepak Kumar Singh **L1/ L2 Reviewer:** Er. Rajani Gupta	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	**Date of Appointment:**	**27/1/2025**
		Date of Survey:	**28/1/2025**
		Valuation Date:	**31/1/2025**

		Date of Report:	**31/1/2025**
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi bearing knowledge of that area on 10/1/2024. Property was shown and identified by Owner's representative Mr. Nadeem (☎)	
7.	Nature and sources of the information used or relied upon	Please refer to Part-C 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-C of the Report.	
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void. This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset 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.	
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 C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 31/1/2025
Place: Noida

Signature

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

ENCLOSURE IX

PART E VALUER'S IMPORTANT REMARKS

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

	be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work in not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be

	approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	**Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality

	Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K 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 atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

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