REPORT FORMAT: V-L3 (Medium) | Version: 8.0_2019

File No.: VIS(2021-22) PL316-Q72-292-358 **Dated: 23.08.2021**

VALUATION ASSESSMENT

OF

IMMOVABLE PROPERTY

SITUATED AT

PROPERTY SITUATED AT KHASRA NO.22//, 3/3, 4, 5/2,6/1, 8/1, 14, 15/1, 16/2, 17, 24, 26, 27//3, 4/2, 7/2, 22//6/2, 7, KHERA KALAN ROAD, VILLAGE- NANGLI POONA, NARELA SUB-CITY, NEW DELHI

OWNER/S

M/S ANANT RAJ INDUSTRIES LTD.

(CURRENTLY KNOWN AS M/S. ANANT RAJ LIMITED)

A/C M/S ANANT RAJ INDUSTRIES LTD.

(CURRENTLY KNOWN AS M/S. ANANT RAJ LIMITED)

REPORT PREPARED FOR

M/S VENTUS INDIA ASSET FINANCE PVT. LTD., SECTOR 16, NOIDA

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

***Important - In case of any query/ issue or escalation you may please contact Incident Manager 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 correct.

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PART A	RKA FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	M/s. Venus India Asset Finance Pvt. Ltd., Sector 16, Noida
Name of Customer (s)/ Borrower Unit	M/s. Anant Raj Industries Ltd. *(Currently Known as M/s. Anant Raj Limited)*

S.NO.	CONTENTS	DESCRIPTION
1.	**INTRODUCTION**	
a.	Name of Property Owner	M/s. Anant Raj Industries Ltd. *(Currently Known as M/s. Anant Raj Limited)*
	Address & Phone Number of the Owner	Head Office: H-65, Connaught Circus, New Delhi-110001
b.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose
c.	Date of Inspection of the Property	12 August 2021
d.	Date of Valuation Report	23 August 2021
e.	Name of the Developer of the Property	Not Applicable
	Type of Developer	Undeveloped Land

2.	**PHYSICAL CHARACTERISTICS OF THE PROPERTY**	

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

Snapshot of the Asset/ Property Under Valuation

This Valuation Report is prepared for Warehouse land situated at the aforesaid address having total land area of 7.883 Acres/ 31,902.561 sq. mtr./38,155.15 sq. yds. as per the copy of map shown (not provided) to our representative by the company at their office.

The subject land parcels is purchased by the virtue of three sales deed by M/s. Anant Raj Industries Ltd. The company has merged all these land parcel to form a large land parcel at site and company has taken the approval from Delhi Development Authority (DDA) for the construction of warehouse at the subject land parcel and the details of land area statement as follows:

AS PER SALE DEEDS								
S.No.	Sale Deed No.	Owner	Dated	Khasra Nos.	Area		Area (sq. yds)	Area (Acres)
					Bigha	Biswa		
1	12958	M/s. Anant Raj Industries Ltd.	24-12-2007	12/16 min(0-15), 25 min (1-6), 22/3 min(0-7), 4(4-16), 5min(4-3), 26(0-6)	11	13	12232.5	2.53
2	5003	M/s. Anant Raj Industries Ltd.	05-06-2006	Mustil No. 22, kila no. 6min(3-17), 7(4-16), 8/2 (1-11), 14(3-15)	13	19	14647.5	3.03
3	5004	M/s. Anant Raj Industries Ltd.	05-06-2006	Mustil No.22/17(2-05), 22/24(3-5), 27/4(4-0), 27/3 (2-01), 7min (1-16)	13	7	14017.5	2.90
TOTAL					37	39	40897.5	8.45
1 Bigha = 20 Biswa= 1050 sq.yds.								
TOTAL					38	19	40897.5	8.45

As per the copy of approval layout plan shown by the company official at their office, the khasra nos. mentioned in the sale deeds get revised. Presently the khasra nos. are as follows.

TARC LIMITED

(Formerly Anant Raj Global Limited)
CIN: L70100HR2016PLC065615
Corporate Office: C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016
Tel: 011-41244300, 011- 41244344
Email: tarc@tarc.in **Website:** www.tarc.in

During consolidation some of the Khasra No. exchanged/ added/ deducted by resolution no. 103 dated 01.06.2005, 170 dated 09.02.2017, 174 dated 28.04.2018

Sale Deed Khasra No. and Area		During Consolidaation Deducted / Exchanged Khasra No. and Area				Final Khasra Nos. and Area after Consolidation		Remarks
Orignal Khasra Nos.		Deducted Khasra No. and Area		Added Khasra No. and Area				
Khasra No.	Area	Khasra No.	Area	Khasra No.	Area	Khasra No.	Area	
12//16 min	0-15	12//16 min	0-15	-	-	-	-	
12// 25 min	1-6	12//25 min	1-6	-	-	-	-	
22//3 min	0-7			22/3/min	1-13	22//3/3	2-0	
22//4	4-16					22//4	4-16	
22//5 min	4-3	22/5 min	1-16			22//5/2	2-7	
22//26	0-6					22//26	0-6	
22//6 min	3-17					22//6/2	3-17	
22//7	4-16					22//7	4-16	
22//8/2	1-11			22//8 min	0-7	22//8/1	1-18	
22//14	3-15					22//14	3-15	
22//17	2-5					22//17	2-2	Area was corrected on consolidation
22//24	3-5			22//24	0-8	22//24	3-13	
27//3	2-1					27//3	2-1	
27//4	4-0					27//4/2	4-0	
27//7 min	1-16					27//7/2	1-16	
				22//15 min	0-3	22//15/1	0-3	
				22//16 min	0-6	22//16/2	0-6	
				22//6 min	0-12	22/6/1	0-12	

TARC LIMITED

Registered Office: G002, MACEO, Sector-91, Gurugram, Haryana-122505 Tel: 0124-5082424

We have relied upon the information provided by the company only, however the financers are advised to get the legal opinion from the competent authority.

However, as per the copy of approved layout plan shown by the company, the total land area is 7.883 acres after deduction of road widening area. All the land parcels are temporarily demarcated by the company with metallic poles and the identification of land parcels has been done with the help of company representative only and the Valuation of the same land parcel has been by us.

	During our site survey we have observed that there were some structure lying at the site however, for the Valuation assessment we have not considered the building/ civil structure lying at the site. We have not been provided any document which states that conversion of land from agricultural to Non-Agricultural had been taken although company had provided a letter stating the permission for construction of a building/ warehouse on the said land and we have valued the property considering the same. The subject property is situated at Nangli Poona village around 700 mtrs from main G.T. Karnal road and is approached by 60 ft wide Khera Kalan road. This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.		
a.	**Location attribute of the property**		
i.	Nearby Landmark	Near Jai Hanuman Dharam Kanta and Shri parshavanath Digamber Jain Mandir	
ii.	Postal Address of the Property	Property Situated at Khasra No.22//, 3/3, 4, 5/2,6/1, 8/1, 14, 15/1, 16/2, 17, 24, 26, 27//3, 4/2, 7/2, 22//6/2, 7, Khera Kalan Road, Village- Nangli Puna, Narela Sub-City, New Delhi	
iii.	Area of the Plot/ Land	**As per map:-** 7.883 Acres/ 31,902.561 sq. mtr./ 38,155.15 sq. yds. **As per Sale Deeds:-** 40,897.5 sq. yds./ 8.45 acres **Area Considered for valuation:-** 7.883 Acres/ 31,902.561 sq. mtr./ 38,155.15 sq. yds.	
		Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking.	
iv.	Type of Land	Plain Land	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 28°46'23.6"N 77°08'12.5"E	
vii.	Details of the roads abutting the property		
	i. Main Road Name & Width	G.T. Karnal Road	200 ft.
	ii. Front Road Name & width	Khera Kalan Road	60 ft.
	iii. Type of Approach Road	Bituminous Road	
	iv. Distance from the Main Road	Approx. 1 km. from G.T. Karnal Road	

viii.	Description of adjoining property	Most of the nearby properties are currently being used for agricultural purposes while there are some warehouse properties are also present in nearby vicinity.		
ix.	Plot No./ Survey No.	Khasra No.22//, 3/3, 4, 5/2,6/1, 8/1, 14, 15/1, 16/2, 17, 24, 26, 27//3, 4/2, 7/2, 22//6/2, 7		
x.	Ward/ Zone	Nangli Poona	North	
xi.	Sub registrar	Narela		
xii.	District	North Delhi		
xiii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.		
	1. Identification of the property *(Property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.)*	☐	From Schedule of the Property mentioned in the title deed	
		☐	Done from the name plate displayed on the property	
		☐	Identified by the owner	
		☒	Enquired from local residents/ public	
		☒	Identified by owner's representative	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	
	2. Type of Survey	Only photographs taken (No sample measurement verification),since the property is very big and only temporarly demarcated at the moment.		
	3. Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with temporary boundary (metallic poles only)		
	4. Is the property merged or colluded with any other property	Property is temporarly demarcated with metalic poles only		
		---		
	5. City Categorization	Metro City	Urban developing	
	6. Characteristics of the locality	Average	Within good village area	
	7. Property location classification	Ordinary location within the locality	Near to Highway	None
	8. Property Facing	South Facing		
	Covered Built-up area description *(Plinth/ Carpet/ Saleable Area)*	Refer to the area description section of the report.		
		Also please refer to Part B - Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking.		
b.	**Boundaries schedule of the Property**			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
ii.	**Directions**	**As per Conveyance Deed/ TIR**	**As per Site Survey**	
	East	NA	Agricultural Land	

	West	NA	Jai Hanuman Dharam Kanta/ RK Transport Service
	North	NA	Agricultural Land
	South	NA	Khera kalan Road

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Agricultural Land	
	i. Any conversion of land use done	As per the copy of section letter provided to us	
	ii. Current activity done in the property	Vaccant	
	iii. Is property usage as per applicable zoning	No, Land is lying vacant at the moment.	
	iv. Any notification on change of zoning regulation	No information available	
	v. Street Notification	Not notified	
b.	Provision of Building by-laws as applicable	**PERMITTED**	**CONSUMED**
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	----------do----------	----------do----------
	iii. Number of floors	----------do----------	----------do----------
	iv. Height restrictions	----------do----------	----------do----------
	v. Front/ Back/ Side Setback	----------do----------	----------do----------
c.	Status of Completion/ Occupational certificate	NA	NA
d.	Comment on unauthorized construction if any	None, since the subject property is lying vacant at the moment.	
e.	Comment on Transferability of developmentalrights	Delhi Development Authority	
f.	1. Planning Area/ Zone	Master Plan Delhi	
	2. Master Plan currently in force	MPD - 2021	
	3. Municipal limits	North Delhi Municipal Corporation	
g.	Developmental controls/ Authority	Delhi Development Authority (DDA)	
h.	Zoning regulations	Not yet under zoning regulation	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Most of the nearby properties are currently being used for agricultural purposes while there are some commercial properties are also present in nearby vicinity	
j.	Comment of Demolition proceedings if any	Not known to us	
k.	Comment on Compounding/ Regularization proceedings	Not known to us	
l.	Any other aspect		
	i. Any information on encroachment	Not visible at the site	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Sale deeds	Building Plan Section Letter	None
b.	Names of the Legal Owner/s	M/s. Anant Raj Industries ltd. *(Currently Known as M/s. Anant Raj Limited)*		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not Required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not known to us the bank is advised to check from the owner	NA	
j.	Comment on whether the owners of the property have issued any guarantee*(personal or corporate)* as the case may be	Not known to us the bank is advised to check from the owner	NA	
k.	**Building plan sanction:**			
	i. Authority approving the plan	Delhi Development Authority		
	ii. Name of the office of the Authority	Delhi Development Authority		
	iii. Any violation from the approved Building Plan	Cannot comment since the subject land is lying vacant as on date of site survey		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes agricultural land, however land conversion has been taken since company has obtained approval from DDA		
m.	Whether the property SARFAESI complaint	Currently the subject land is without any permanent demarcation and gate hence in order to get it SARFAESI complaint, owners need to demarcate it permanently and should ensure a gate for enterance.		
n.	i. Information regarding municipal taxes *(property tax, water tax, electricity bill)*	Property Tax	NA	
		Water Tax	NA	
		Electricity Bill	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available to us		
	iii. Is property tax been paid for this property	Information not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	No information provided.		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not made available to us		
	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by		

q.		the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.
	1. Since how long owners owing the Property	14-15 Years
	2. Year of Acquisition/ Purchase	Year- 2006 & 2007
	3. Property presently occupied/ possessed by	Vacant as on date
	4. Title verification	Title verification needs to be done by competent advocate
	5. Details of leases if any	Not Applicable.

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	As per market enquiry the market rent for the warehouses within the vicinity of plot is Rs.14/- to 15/- per sq.ft. per month after completion of ware house.
b.	Is property presently on rent	No
	a) Number of tenants	NA
	b) Since how long lease is in place	NA
	c) Status of tenancy right	NA
	d) Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :		
	a. Space allocation		Not Applicable since vacant land.
	b. Storage spaces		Not Applicable since vacant land.
	c. Utility of spaces provided within the building		Not Applicable since vacant land.
	d. Car parking facilities		Not Applicable since vacant land.
	e. Balconies		Not Applicable since vacant land.
b.	Any other aspect		
	a. Drainage arrangements		No, drainage system available at the site.
	b. Water Treatment Plant		No
	c. Power Supply arrangements	Permanent	Not Applicable since it is a vacant land
		Auxiliary	No
	d. HVAC system		No
	e. Security provisions		Yes/ Private security guards
	f. Lift/ Elevators		No
	g. Compound wall/ Main Gate		No
	h. Whether gated society		No
	i. Internal development		

Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
No	No	No	No	No

8.	**INFRASTRUCTURE AVAILABILITY**	
a.	Description of Aqua Infrastructure availability in terms of:	
	i. Water Supply	Not Appplicable since it is a vacant plot
	ii. Sewerage/ sanitation system	Not Applicable since it is a vacant plot/ land
	iii. Storm water drainage	Not Applicable
b.	Description of other Physical Infrastructure facilities in terms of:	
	a. Solid waste management	Not Applicable since it is a vacant land
	b. Electricity	Not Applicable since it is a vacant land
	c. Road and Public Transport connectivity	Yes
	d. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity.
i.	Proximity & availability of civic amenities & social infrastructure	

School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
1.5 km	3.5 km	2 km	2 Km	3 km	6 km	35 Km

Availability of recreation facilities (parks, open spaces etc.)	Yes ample recreational facilities are available in the vicinity.

9.	**MARKETABILITY ASPECTS OF THE PROPERTY:**	
i.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.

	iii. Market condition related to demand and supply of the kind of the subject property in the area	Demand is related to the current use of the property only and only limited to the selected type of buyers	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
ii.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	No	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	Only vacant land, no construction done.	
b.	Method of construction	Vacant Plot	
c.	Specifications		
	a. Class of construction	Vacant Plot/ Land	
	b. Appearance/ Condition of structures	Internal -Vacant Plot/Land	
		External - Vacant Plot/Land	
	c.Roof	**Floors/ Blocks**	**Type of Roof**
		NA	NA
	d. Floor height	NA	
	e. Type of flooring	Vacant Plot/ Land	
	f. Doors/ Windows	Vacant Plot/ Land	
	g. Interior Finishing	Vacant Plot/ Land	
	h. Exterior Finishing	Vacant Plot/ Land	
	i. Interior decoration/ Special architectural or decorative feature	Vacant Plot/ Land	
	j. Class of electrical fittings	NA/ Vacant Plot/ Land	
	k.Class of sanitary & water supply fittings	NA/ Vacant Plot/ Land	
d.	Maintenance issues	Vacant Plot/ Land	
e.	Age of building/ Year of construction	Not Applicable	Not Applicable
f.	Total life of the structure/ Remaining life expected	NA	NA
g.	Extent of deterioration in the structure	Vacant Plot/ Land	
h.	Structural safety	Vacant Plot/ Land	
i.	Protection against natural disasters viz. earthquakes etc.	Vacant Land/ Plot	
j.	Visible damage in the building if any	Vacant Plot/ Land	
k.	System of air conditioning	Vacant Land/ Plot	
l.	Provision of firefighting	Vacant Land/ Plot	
m.	Status of Building Plans/ Maps	Only soft copy of approved map for warehouse has been shown to us at the company office and no hard copy provided to us	
	1. Is Building as per approved Map	Vacant Land/ Plot	

	2. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA
		☐ Not permitted alteration	NA
	3. Is this being regularized	NA	

11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not known to us
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicular pollution present

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Vacant plot

13.	VALUATION:	
i.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to ***Sub-Point 'n' of Point 1 of Part C: Valuation Assessment Factors*** of the report.
ii.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the ***Sub-Point 'o' of Point 1 of Part C: Valuation Assessment Factors*** of the report and the screenshot annexure in the report.
iii.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to ***Part C: Valuation Assessment Factors*** of the report and the screenshot annexure in the report.
iv.	**Summary of Valuation**	For detailed Valuation calculation please refer to ***Points 1, 2, 3, 4, 5 & 6 of the Part C: Valuation Assessment Factors*** of the report.
	i. Guideline Value	**Rs. 4,17,82,093/- (Land Only)**
	a. Land	**Rs. 4,17,82,093/-**
	b. Building	**Not Applicable**
	ii. Indicative Prospective Estimated Fair Market Value	**Rs.49,41,00,000/-**
	iii. Expected Estimated Realizable Value	**Rs.41,99,64,000/-**
	iv. Expected Forced/ Distress Sale Value	**Rs.37,05,57,000/-**

v.	4. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for determining the minimum valuation of the property for property registration purpose and Market rates are adopted based on prevailing market dynamics which is explained clearly in Valuation assessment factors.
	5. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in ***Point 'o'*** of **Part C: Valuation Assessment Factors** of the report and the screenshots of the references are annexed in the report for reference.

14.	**Declaration**	1. The information provided by us is true and correct to the best of my knowledge and belief. 2. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks and the information came to knowledge during the course of the work. Please see the Assumptions, Remarks & Limiting conditions described in the Report. 3. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. 4. No employee or member of R.K Associates has any direct/ indirect interest in the property. 5. Our authorized surveyor AE Praveen Sharma has visited the subject property in presence of owner's representative on August 12, 2021. 6. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. 7. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. 8. We have submitted Valuation report directly to the Bank. 9. This valuation work is carried out by our Engineering team on the request from **M/s. Venus India Asset Finance Pvt. Ltd., Sector 16, Noida**

15.	**VALUATION COMPANY DETAILS:**	
a.	**Name & Address of Valuer company**	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2nd Floor, Sector-02, Noida, U.P
b.	**Engineering Team worked on the report**	***SURVEYED BY:*** *AE Praveen Sharma*
		PREPARED BY: *AE Zaid Ebne Mairaj*
		REVIEWED BY: HOD Valuations

16.	**ENCLOSED DOCUMENTS:**	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates

b.	Building Plan	Only soft copy has been shown to us at the company office
c.	Floor Plan	Only soft copy has been shown to us at the company office
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie' of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided by the owner/ client
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts *(All enclosures & annexures to remain integral part & parcel of the main report)*	1. Part B: Area Description of the Property 2. Part C: Valuation Assessment of the Property 3. Part D: Summary of the Valuation Report 4. Google Map 5. Photographs 6. Copy of Circle Rate 7. Survey Summary Sheet 8. Valuer's Remark 9. Copy of relevant papers from the property documents referred in the Valuation
i.	**Total Number of Pages in the Report with enclosures**	**35**

PART B — AREA DESCRIPTION OF THE PROPERTY- ANNEXURE-I

1.	Land Area	7.883 acres/ 38,155.15 sq. yds	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	**As per map :-** 7.883 Acres/ 31,902.561 sq. mtr./ 38,155.15 sq. yds. **As per Sale Deeds :-** 40,897.5 sq. yds./ 8.45 acres **Area Considered for valuation :-** 7.883 Acres/ 31,902.561 sq. mtr./ 38,155.15 sq. yds.	
2.	Ground Coverage Area	Permissible (x% of Plot area)	12949.952 sq.mtr.
		Proposed (x%)	12949.573 sq.mtr.
		Present Status	Vacant Land
3.	FAR	Permissible	25899.904 sq.mtr.
		Proposed (x%)	79.997%
		Present Status	Vacant Land
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Proposed Covered area as per approved map	25,899.146 sq. mtr.
	Area adopted on the basis of	Approved map shown by the company official at the company office however at present there were no construction at the site as on date of site survey	
	Remarks & observations, if any	NA	

Note:

a. *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.*

b. *Verification of the area measurement of the property is done based on sample random checking only.*

c. *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.*

d. *Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*

PART C VALUATION ASSESSMENT OF THE PROPERTY- ANNEXURE-II

a.	ASSESSMENT FACTORS				
a.	Valuation Type	Valuation of Vacant Land		Warehouse Land Value	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property is done for the property found as per the information given in the documents and/ or confirmed by the owner/ owner representative.			
c.	Property Use factor	**Current Use**		**Highest & Best Use**	
		Vacant		Warehouse	
d.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property have to be taken care by Bank empanelled competent Legal expert/ Advocate. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by Bank empanelled Legal expert/ Advocate.			
e.	Land Physical factors	**Shape**	**Size**	**Level**	**Frontage to depth ratio**
		Irregular	Large	Below Road Level	Normal frontage
f.	Property location category factor	**City Categorization**	**Locality Categorization**	**Property location classification**	**Floor Level**
		Metro City	Average	Near to Highway	NA
		Urban developing	Within good village area	Average location within locality	
				NA	
		Property Facing	South Facing		
g.	Any New Development in surrounding area	None	---		
h.	Any specific advantage/ drawback in the property	It is near to highway and developing zone for warehouse			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Due to the nature of the property, it will have limited buyers			
k.	Comment on Demand & Supply in the Market	Demand is related to the current use of the property only and only limited to the selected type of buyers.			
l.	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 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. 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 country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
m.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
n.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
o.	Methodology/ Basis of Valuation	**Govt. Guideline Value:** Collector Rates of Delhi Year 2021
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'
		Valuation of the asset is done as found on as-is-where basis. *Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.* *For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.* *References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.* *Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.* *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.* *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.* *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.*

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

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.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset 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 not investigative in nature

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 after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.*

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value^ *is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.*

Forced/ Distress Sale Value* *is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of 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 is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.*

Liquidation Value *is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.*

	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 the professional & legal terms. Therefore to avoid confusion, 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 depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.* *Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*

p. 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):*

Name:	Goyal Properties
Contact No.:	9811616470
Nature of reference:	Property Consultant
Size of the Property:	5 Acres / 24200 sq. yds.
Location:	Khera Kalan Road
Rates/ Price informed:	Rs.5.5- to Rs.6 crores per acre (which translates to ~Rs.11,000/- per sq. yds to Rs.12,000/- per sq. yds.)
Any other details/ Discussion held:	*As per our discussion with Mr. Pardeep of Goyal Properties we came to know that there are few plots available of the size of 5-6 acres on the main Khera kalan Road and rate range for plots/ agricultural land is between Rs. 5,50,00,000/- to Rs. 6,00,00,000/- per acre.* *He also informed us that if we want to purchase land on ~30 ft. road (Nangli Khera Kalan road) we can get abunduntb of land there at much cheaper rates of Rs.3,50,00,000/- to Rs.4,00,00,000/- per acre*
Name:	Mr. Jagdish (Shree Kalka Property)
Contact No.:	9350238923
Nature of reference:	Property Consultant
Size of the Property:	4.5 acres
Location:	Budhpur Narella Road (Village- Alipur)
Rates/ Price informed:	Rs.4,20,00,000/- per acre (asking price)(which translates to ~Rs.8,700/- per sq. yds.)
Any other details/ Discussion held:	*As per our discussion with Mr. Jagdish of Shri Kalka Properties we came to know that he have an agricultural plot of around 4.5 acres at main Budhpur Narella road available with him for sale, which is approachable from three sides and the owner demands Rs.4,20,00,000/- per acre for the entire land parcel and the owner is not ready for negotiations.* *He also informed us that the rates for agricultural plots available of the size of 3-4 acres on the main Khera kalan Road is between Rs.5,00,00,000/- to Rs. 6,00,00,000/- per acre.*
Name:	Radhe- Radhe Properties (Mr. Manoj)

		Contact No.:	9136180402
		Nature of reference:	Property Consultant
		Size of the Property:	3.75 acres
		Location:	Alipur Narella Road (Village- Alipur)
		Rates/ Price informed:	Rs.4,30,00,000/- per acre (asking price)(which translates to ~Rs.8,900/- per sq. yds.)
		Any other details/ Discussion held	*As per our discussion with Mr. Manioj of Radhe-Radhe Properties we came to know that he have an agricultural plot of around 3.755 acres at main Alipur Narella road available with him for sale and the owner demands Rs.4,30,00,000/- per acre for the entire land parcel and there is possibility of negotiations.*
	NOTE: The given information above can be independently verified to know its authenticity.		
q.	Adopted Rates Justification	*Our engineering team has done the extensive market survey for getting the market rate within the vicinity of subject property and we came to know following information:*	

Factors	Subject Property	Comparable#1	Comparable#2
Source of Information		**Property Consultant (Mr. Jagdish- +91-9350238923)**	**Property Consultant (Mr. Manoj- +91-9136180402)**
Location	Village- Nangli Poona	Village- Alipur	Village- Alipur
Property Co-ordinates	28°46'21.0"N 77°08'11.9"E	28°47'26.7"N 77°07'19.4"E	28°47'52.1"N 77°07'11.1"E
Distance From Main Road (G.T. Road)	0.7 KM	2.24 KM	3.0 KM
Approach Road	Khera Kalan Road (60 ft. wide)	Budhpur Narella Road (50 ft wide)	Alipur- Narella Road (60 ft. wide)
Frontage	~215 sq. ft	-	-
Location Classification	1 side road front	3 side road	1 side
Shape and Size	Irregular	Irregular	Irregular
Land Area	7.883 acres	4.5 acres	3.75 acres
Nature of Land	Non- Agricultural for Warehouse Purpose	Agricultural	Agricultural
Land Development	No	No	No
Land Level	below road level	below road level	below road level
Quoted Rates/ Acre	-	₹ 4,20,00,000.00	₹ 4,30,00,000.00
Rate Adjustments			
Negotiation Margin		-5%	5%
Land Conversion for Ware House		20%	20%
Demand & Supply		-5%	5%
Location Comparison		15%	15%
Accessbility		5%	5%
Amenties		10%	5%
Total adjustments		40%	55%
Adjustment on Asking Rate		₹ 5,88,00,000.00	₹ 6,66,50,000.00
Weightages		50%	50%
Adopted Rate/ Acre	₹		**6,27,00,000.00**

b.	VALUATION OF LAND *Applicable*		
	Particulars	**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Fair Market Value**
i.	Prevailing Rate range	Please refer to the screenshot attached below.	Please refer to the attached sheet above
ii.	Rate adopted considering all characteristics of the property	Please refer to the screenshot attached below.	Rs.6,27,00,000/- per acres
iii.	Total Land Area considered *(documents vs site survey whichever is less)*	7.883 acres/ 38,155.15 sq. yds.	7.883 acres/ 38,155.15 sq. yds
iv.	**Total Value of land (A)**	Please refer to the screenshot attached below.	7.883 sq.yds x Rs.6,27,00,000/- per acres
		Rs.4,17,82,093/-	**Rs.49,40,76,000/-**

c.	VALUATION OF BUILDING STRUCTURE			
	Particulars		**Govt. Circle/ Guideline Value**	**Indicative & Estimated Prospective Fair Market Value**
a.	Structure Construction Value	Rate range	NA since it is a vacant land	NA it is a vacant land
		Rate adopted	NA since it is a vacant land	NA it is a vacant land
		Covered Area	NA it is a vacant land	NA it is a vacant land
		Class of construction	Vacant Plot/ Land	Vacant Plot/ Land
		Valuation Calculation	NA it is a vacant land	NA it is a vacant land
		Total Value	NA it is a vacant land	NA it is a vacant land
b.	Depreciation percentage *(assuming salvage value % per year)*		NA	NA *(Above replacement rate is calculated after deducting the prescribed depreciation)*
c.	Age Factor		NA	Vacant Plot
d.	Structure Type/ Condition		NA	Only vacant land, no construction done.
e.	Estimated Construction Depreciated Replacement Value **(B)**		**NA**	**NA**

d.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	**Specifications**	**Depreciated Replacement Value**
a)	Add extra for Architectural aesthetic developments, improvements *(add lump sum cost)*	----	NA
b)	Add extra for fittings & fixtures *(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	----	NA
c)	Add extra for services	----	NA

	(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		
d)	Add extra for internal & external development *(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)*	----	NA
e)	**Depreciated Replacement Value (C)**	**NA**	**NA**

PART D CONSOLIDATED VALUATION ASSESSMENT OF THE PROPERTY

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	**Rs. 4,17,82,093/-**	**Rs.49,40,76,000/-**
2.	Structure Construction Value (B)	**NA**	**NA**
3.	Additional Building & Site Aesthetic Works Value (C)	**NA**	**NA**
4.	**Total Add (A+B+C)**	**Rs. 4,17,82,093/-**	**Rs.49,40,76,000/-**
5.	Additional Premium if any	----	----
	Details/ Justification	----	----
6.	Deductions charged if any	----	---
	Details/ Justification	----	---
7.	**Total Indicative & Estimated Prospective Fair Market Value#**	NA	**Rs.49,40,76,000/-**
8.	**Rounded Off**	----	**Rs.49,41,00,000/-**
9.	**Expected Realizable Value^ (@ ~15% less)**	----	**Rs.41,99,64,000/-**
10.	**Expected Forced Distress Sale Value* (@ ~25% less)**	----	**Rs.37,05,57,000/-**

11.	**Concluding Comments & Disclosures if any**	1. We have not been provided any document which states that conversion of land from agricultural to Non- Agricultural had been taken although company had provided a letter stating the permission for construction of a building/ warehouse on the said land and we have valued the property considering the same. 2. The property is temporarily demarcated only with metallic poles only. 3. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. 4. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. 5. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 6. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

(RUPEES FORTY NINE CRORE AND FORTY ONE LAKHS ONLY)

PART E SUMMARY OF THE VALUATION REPORT- ANNEXURE III

S.NO.	CONTENTS	DESCRIPTION		
1.	**GENERAL DETAILS**			
a.	Report prepared for	Non Banking Financial Institution		
b.	Name & Address of Organization	M/s. Venus India Asset Finance Pvt. Ltd., Sector 16, Noida		
c.	Name of Borrower unit	M/s. Anant Raj Industries Ltd.		
d.	Name of Property Owner	M/s. Anant Raj Industries Ltd.		
e.	Address & Phone Number of the owner	H-65, Cannought Circus, New Delhi-110001		
f.	Address of the property under Valuation	Property Situated at Khasra No.22//, 3/3, 4, 5/2,6/1, 8/1, 14, 15/1, 16/2, 17, 24, 26, 27//3, 4/2, 7/2, 22//6/2, 7, Khera Kalan Road, Village- Nangli Puna, Narela Sub-City, New Delhi		
g.	Type of the Property	Ware House Land		
h.	Type of Loan	NA		
i.	Type of Valuation	Ware House Land Valuation		
j.	Report Type	Plain Asset Valuation		
k.	Date of Inspection of the Property	12 August 2021		
l.	Date of Valuation Report	23 August 2021		
m.	Surveyed in presence of	Owner's representative	Mr. Hari Kishan (☎+91- 9315764938)	
n.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
o.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
p.	Important Disclosures	i. Legal aspects of the property have to be taken care by legal expert/ advocate. ii. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate. iii. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client which has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. iv. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. v. Measurement verification is only limited upto sample random measurement against the documents produced to us. vi. Drawing Map & design of the property is out of scope of the Valuation services.		
q.	Documents provided for perusal	**Documents Requested**	**Documents Provided**	**Documents Reference No.**

		Total **05** documents requested.	Total **05** documents provided	**02**
		Property Title document	3 Sale Deeds	Deed No. 12958; Dated: 24-12-2007 Deed No. 5003; Dated: 05-06-2006 Deed No. 5004; Dated: 05-06-2006
		Permission for Construction	Building Plan Sanction Letter shown by company at company office	Dated: 02-02-2021
		Approved Map	None	---
		Cizra Map	None	---
		Last paid Municipal Tax Receipt	None	---
r.	Documents received from	Bank		
s.	Identification of the property	☐	Cross checked from Schedule of the property mentioned in the deed	
		☐	Done from the name plate displayed on the property	
		☒	Identified by the Owner's representative	
		☒	Enquired from local residents/ public	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	

2.	VALUATION SUMMARY	
a)	Total Govt. Guideline Value	**Rs.4,17,82,093/- (Land Only)**
b)	Total Indicative & Estimated Prospective Fair Market Value	**Rs.49,41,00,000/-**
c)	Total Expected Realizable/ Fetch Value	**Rs.41,99,64,000/-**
d)	Total Expected Distress/ Forced Sale Value	**Rs.37,05,57,000/-**

3.	ENCLOSURES	
a.	**Part A**	**Valuation Report as per RKA format**
b.	**Part B** - Annexure-I	**Area description of the Property**
c.	**Part C** - Annexure-II	**Valuation Assessment of the Property**
d.	**Part D** - Annexure-III	**Summary of the Valuation report**
e.	Annexure - IV	Screenshot of the price trend references of the similar related properties available on public domain - Page No.25
f.	Annexure - V	Google Map -Page No.26
g.	Annexure - VI	Photographs Page No.27-32
h.	Annexure - VII	Copy of Circle Rate – Page No. 33

i.	Annexure - VIII	Survey Summary Sheet – Pages xx
j.	Annexure - IX	Valuer's Remarks -Page No. 34-35
k.	Annexure - X	Copy of relevant papers from the property documents referred in the Valuation -Pages-04

R.K ASSOCIATES 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 of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.*

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

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

IF REPORT IS USED FOR BANK/ FIs

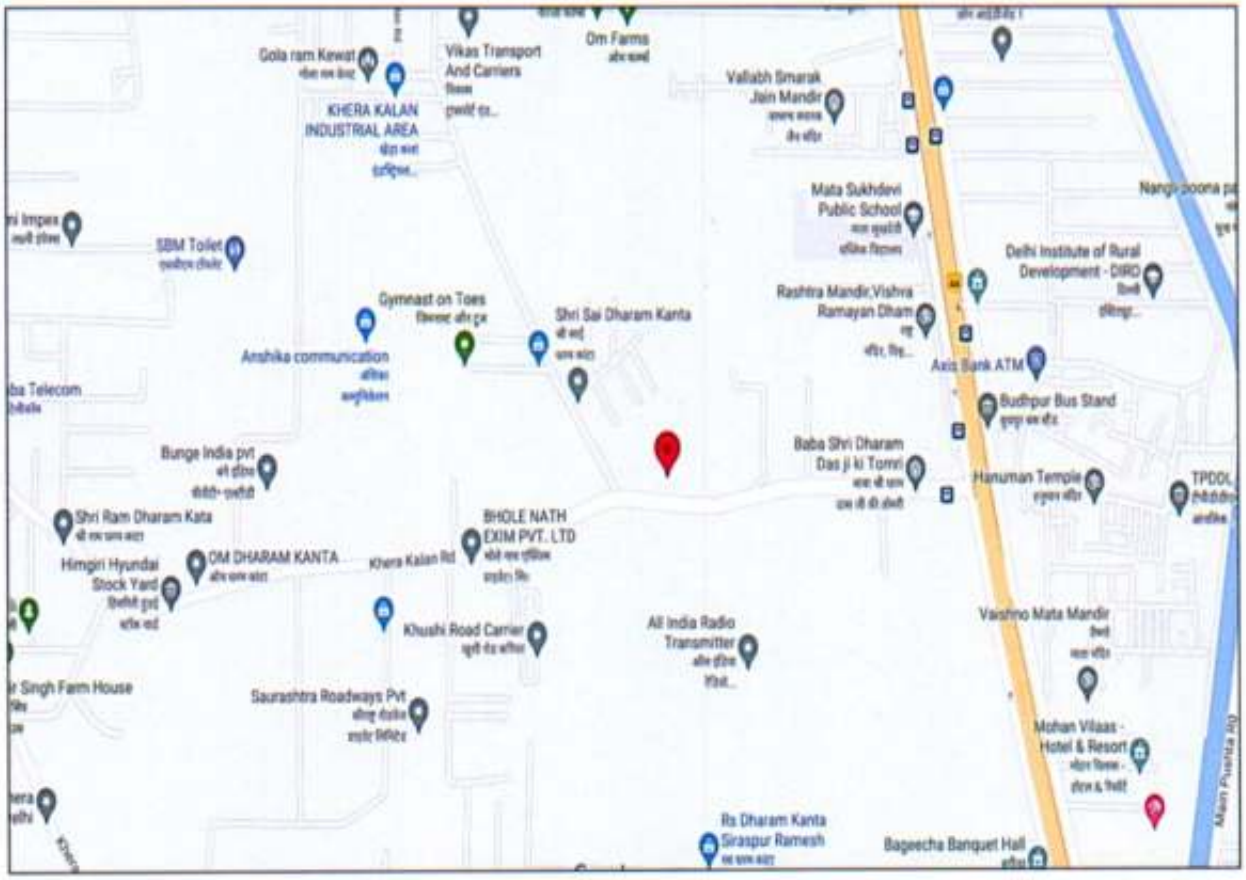
NOTE: *As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

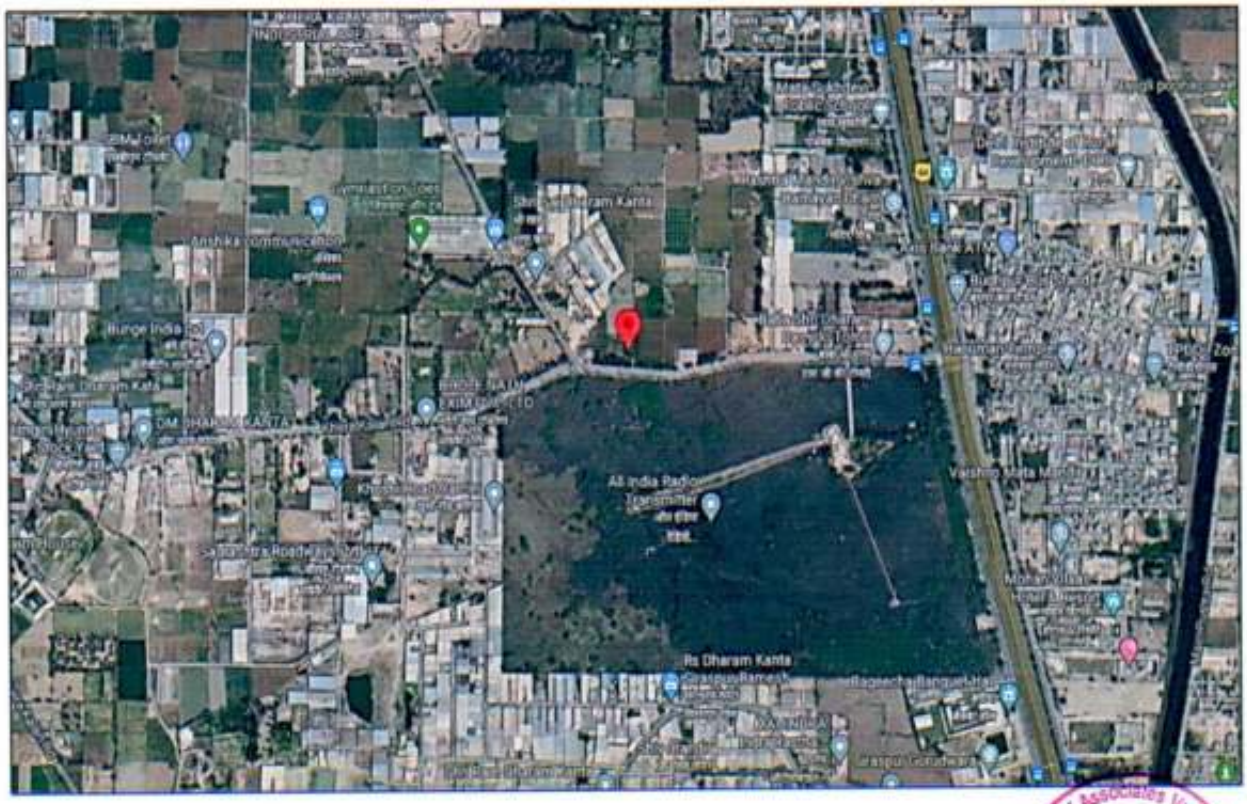
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN– ANNEXURE IV

(NO REFERENCE AVAILABLE OVER INTERNET)

GOOGLE MAP LOCATION– ANNEXURE V





PHOTOGRAPHS OF THE PROPERTY – ANNEXURE VI

Network: Aug 12, 2021 3:18:35 PM GMT+05:30
Local: Aug 12, 2021 3:18:35 PM GMT+05:30
28°46'18.233"N 77°8'11.576"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network: Aug 12, 2021 3:18:32 PM GMT+05:30
Local: Aug 12, 2021 3:18:31 PM GMT+05:30
28°46'18.175"N 77°8'11.74"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network: Aug 12, 2021 3:18:24 PM GMT+05:30
Local: Aug 12, 2021 3:18:23 PM GMT+05:30
28°46'18.145"N 77°8'11.984"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network: Aug 12, 2021 3:17:52 PM GMT+05:30
Local: Aug 12, 2021 3:17:52 PM GMT+05:30
28°46'18.096"N 77°8'12.462"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network: Aug 12, 2021 3:17:17 PM GMT +05:30
Local: Aug 12, 2021 3:17:16 PM GMT +05:30
28°46'18.806"N 77°8'12.631"E
Khera Kalan
North Delhi
Delhi

Network: Aug 12, 2021 3:04:46 PM GMT +05:30
Local: Aug 12, 2021 3:04:46 PM GMT +05:30
28°46'23.570"N 77°8'12.421"E
Khera Kalan Road
Nangli Poona
North West Delhi
Delhi

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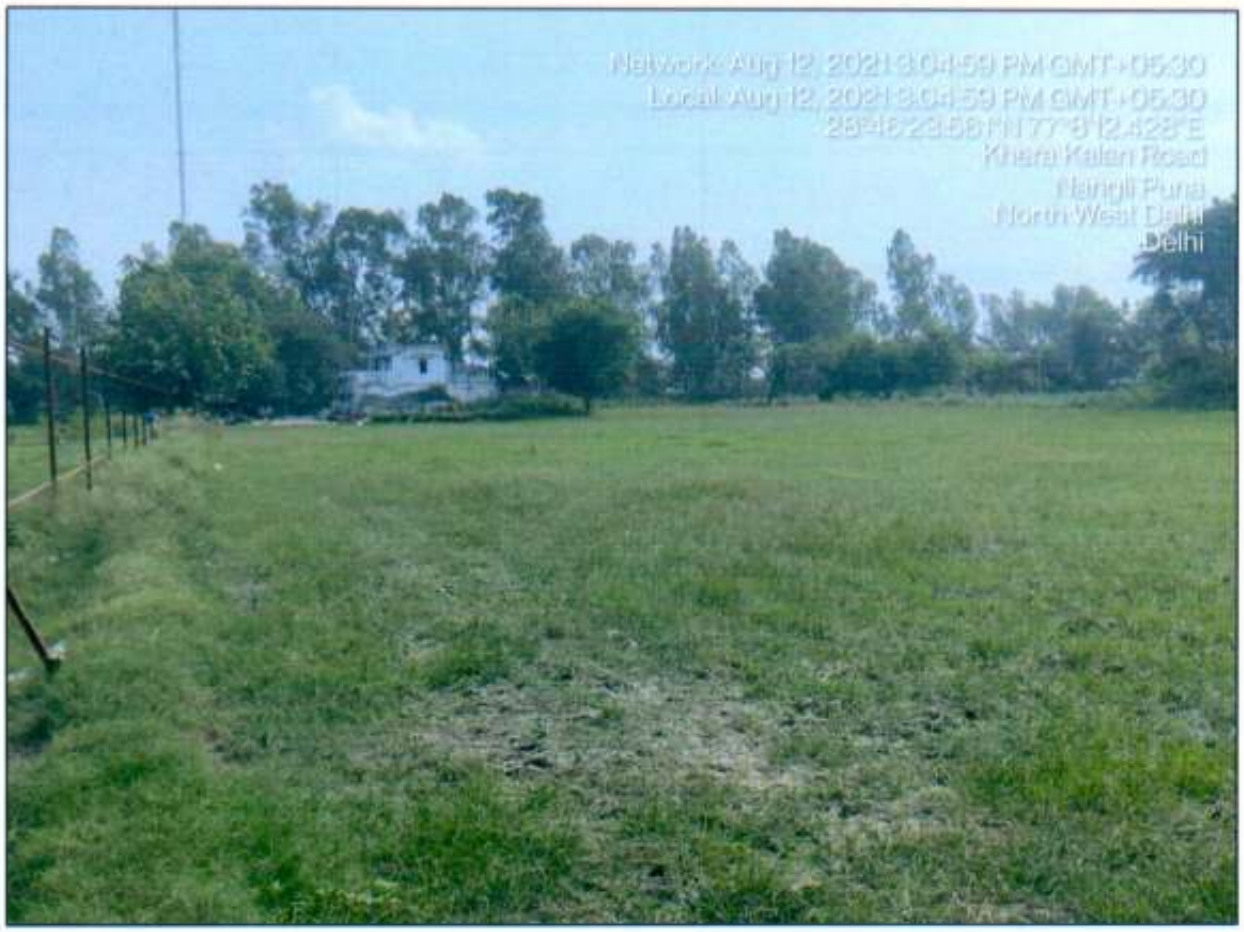
28°46'23.618"N 77°8'12.448"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network: Aug 12, 2021 3:04:15 PM GMT+05:30
Local: Aug 12, 2021 3:04:14 PM GMT+05:30
28°46'23.63"N 77°8'12.462"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi


Network Aug 12, 2021 3:04:59 PM GMT+05:30
Local Aug 12, 2021 3:04:59 PM GMT+05:30
28°45'23.56"N 77°8'12.423"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

Network Aug 12, 2021 3:05:02 PM GMT+05:30
Local Aug 12, 2021 3:05:01 PM GMT+05:30
28°45'23.56"N 77°8'12.491"E
Khera Kalan Road
Nangli Puna
North West Delhi
Delhi

VALUER'S REMARKS - ANNEXURE IX

a)	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
b)	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
c)	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.
d)	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
e)	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 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.
f)	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
g)	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
h)	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
i)	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
j)	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.
k)	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 must be approved in all respect..
l)	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro

	and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
m)	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.
n)	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
o)	This report is prepared on the RKA V-L3 (Medium) 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.
p)	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.
q)	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.
r)	Defect Liability Period is **30 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
s)	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at **valuers@rkassociates.org** in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
t)	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
u)	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
v)	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.

SALE DEED 1

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs.15000

दिल्ली DELHI

SALE DEED FOR A SUM OF RS. 75,23,707/-

Stamp Duty.....3%....Rs.225711.00
Corporation Tax...3%....Rs.225711.00
Excess.....Rs. 78.00

Total .....6%....Rs.451500.00

SALE DEED

This Sale Deed is made at Delhi on this 24/12/02, by Lajwanti Neetham Jain Hoshiarpur Foundation, A-1/9, Subhash Town, Delhi, through its Chairman Shri Shanti Lal S/o Sh. Kundal Lal, hereinafter called the Vendor.

contd..P/2

For Anant Raj Industries Ltd.

Authorised Signatory

For Lajwanti Neetham Jain (Hoshiarpur) Foundation

Chairman

VIS (21-22) PL-316-072.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000

भारत INDIA

दिल्ली DELHI

108480

-:: 2 ::-

..IN FAVOUR OF...

M/s Anant Raj Industries Ltd. having its office at 8-C, Jhandewalan Extn. New Delhi-55, is registered under the companies act 1956 and registered with the registrar of companies, through its Authorised Signatory Sh. Pankaj Nakra, having authority from the said company, hereinafter called the vendee.

contd..P/3

For Anant Raj Industries Ltd.

Authorised Signatory

For Lawrence Mayors Jaipur Monsarpur Gurgaon

Chairman

दिल्ली DELHI

108478

-:: 4 ::-

WHEREAS the vendor is the owner, occupier and in absolute possession of land measuring 11 Bighas 15 Biswas out of Khasra Nos. 12/16 min (8-15), 25 min (1-6), 22/3 min (8-7), 4 (4-16), 5 min (4-3), 26 (8-6), situated in the revenue estate of Village Nangli Poona, Delhi, as per revenue records.

contd..P/5

For Avant Raj Industries Ltd.

Authorised Signatory

For
Kalwanti Marwah Jain (Mandargupt Foundation)

Chairman

SALE 197 D 2

INDIA NON JUDICIAL

25000

दिल्ली DELHI

4. AMIT JAIN
AAEPJ0014F

MRS. ALKA AMIT JAIN
AAGPJ0267Q

088172

SH PANKAJ NAKRA
AAKPN0072A

SALE DEED

(CONSIDERATION RS. 88,65,000/-)

Stamp Duty @ 5% Rs. 4,43,250/-
Corpn. Tax @ 3% Rs. 2,65,950/-

Total Rs. 7,09,200/-

This SALE DEED is made and executed at New Delhi, on this 5th day of June, 2006,

Contd...P/2

For Ansal Housing Industries Ltd.

Authorised Signatory

INDIA NON JUDICIAL

25000

दिल्ली DELHI

088170

IN FAVOUR OF

M/S ANANT RAJ INDUSTRIES LTD., having its registered office at Village Bhudia, P.O. Sangwari, Distt. Rewari, Haryana, through its Authorised Signatory Shri Pankej Nakra S/o Shri L.R. Nakra R/o B-10, Bijli Apartment, 12 Jarnail Bagh, G.T. Road, Delhi, hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context mean and include "the VENDEE" and its successors-in-title, successors-in-interest, legal representatives, administrators, nominees, assigns, etc.).

Contd...P/4

Authorised Signatory

INDIA NON JUDICIAL

25000

पच्चीस हजार रुपये

दिल्ली DELHI

088169

-: 4 :-

WHEREAS the Vendors have represented that they are the absolute owners/bhumidar and in actual physical possession of the agricultural land measuring 13 Bigha 19 Bishwa in Mustil No.22, Kila No.6 min (3-17), 7(4-16), 8/2(1-11), 14(3-15), situated in the revenue estate of Village Nangli Poona, Delhi.

Contd...P/5

SALE DEED 3

96 50488119 Rajendra Singh Anantray

SALE DEED

(CONSIDERATION RS. 84,83,000/-)

Stamp Duty @ 5% Rs. 4,24,150/-
Corpn. Tax @ 3% Rs. 2,54,490/-

Total Rs. 6,78,640/-

This SALE DEED is made and executed at New Delhi, on this 5th day of June 2006,

Contd...P/2

For Anant Raj Industries Ltd.

Authorised Signatory

INDIA NON JUDICIAL

RUPEES 25000

पचीस हजार रुपये

दिल्ली DELHI

088197

IN FAVOUR OF

M/S ANANT RAJ INDUSTRIES LTD., having its registered office at Village Bhudia, P.O. Sangwari, Distt. Rewari, Haryana, through its Authorised Signatory Shri Pankej Nakra S/o Shri L.R. Nakra R/o B-10, Bijli Apartment, 12 Jarnail Bagh, G.T. Road, Delhi, hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context mean and include "the VENDEE" and its successors-in-title, successors-in-interest, legal representatives, administrators, nominees, assigns, etc.).

Contd...P/4

Saraswat

Anant Raj Industries Ltd.

Authorised Signatory

INDIA NON JUDICIAL

25000

पच्चीस हजार रुपये

दिल्ली DELHI

088196

-: 4 :-

WHEREAS the Vendors have represented that they are the absolute owners/bhumidar and in actual physical possession of the agricultural land measuring 13 Bighas 7 Bishwa in Mustil No. 22/17(2-05), 22/24(3-5) 27/4(4-0), 27/3(2-01) 7 min (1-16), situated in the revenue estate of Village Nangli Poona, Delhi.

Contd...P/5

For Ansal Housing Ltd.

Authorised Signatory

FORM- B-1
(Chapter 2, Para 2.3)

GRANT OF SANCTION

Delhi Development Authority
Building Section

File No. : NAR/0133/20-21 Dated : 02 February, 2021

To,

M/S ANANT RAJ INDUSTRIES LTD NOW KNOWN AS M/S ANANT RAJ LTD
H-65,CONNAUGHT PLACE,NEW DELHI
110001

GRANT OF SANCTION

Sub: Sanction U/S 12 of the Delhi Development Act 1957

Dear Sir/Madam,

With reference to your application dated **21 December, 2020** for the grant of sanction to erect/ re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot No. **22/3/3,4,5/2,6/1,8/1,14,15/1.**Pocket No. -- Block No. -- Sector No. -- Situated in/at **VILLAGE NANGLI POONA,ZONE P-1.** I have to state that the same has been sanctioned on **02 February, 2021** by the Delhi Development Authority subject to the following conditions and corrections made on the plans:-

1) The plans are valid up to **1** day of month **2** year **2026**

2) The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.

3) Violation of building bye-laws will not be compounded.

4) It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remain unnoticed the Delhi Development Authority reserves the right to amend the plans as and when the infringement comes to its notice and Delhi Development Authority will stand indemnified against any claim on this account.

5) The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.

6) Delhi Development Authority will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the Delhi Development Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

Note : "This is a computer-generated document therefore does not require any signature or stamp."

7) The door and window leaves shall be fixed in such a way that they shall not when open project on any street.

8) The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.

9) The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.

10) The land left open on consequences of their enforcement of the set back rule shall form part of the public street.

11) The thickness of outer walls will be maintained at least 0.23 mt. (9").

12) The basic levels should be got ascertained from the concerned at the site of the construction.

13) The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location **22/3/3,4,5/2,6/1,8/1,14,15/1.. (Narela).**

ii. Name of lesse/owner **M/S ANANT RAJ INDUSTRIES LTD NOW KNOWN AS M/S ANANT RAJ LTD.**

iii. Use of the property as per lease deed **32736.529.**

iv. Date of sanction of Building Plan with No. **CA/BP/0101/20-21(02 February, 2021)**

v. Sanction valid up to **01 February, 2026**

vi. Use of different floors and areas sanctioned --

vii. Name of the Architect & his address **PRADEEP SHARMA[64,REAR GROUND FLOOR,POORVI MARG VASANT VIHAR, NEW DELHI-110057].**

viii. Name of the contractor and his address --

14) The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15) It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16) It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17) Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws.

18) The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.

19) The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20) During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21) Noise related activities will not be taken up for construction at night after 10.00 PM.

22)

i. Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

ii. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

iii. The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

iv. The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

v. The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

vi. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

vii. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relatable to dust emission.

viii. It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

ix. All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

x. Compulsory use of wet jet in grinding and stone cutting.

xi. Wind breaking walls around construction site.

xii. All efforts to be made to increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

xiii. All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23) The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24) The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and

Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

25) No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

26) The sanction will be void ab initio if any material fact has been suppressed or mis-represented of if auxiliary conditions mentioned above are not complied.

Plot No.: 22/3/3,4,5/2,6/1,8/1, Pkt. No.: --

Block No.: -- Sector No.: --

Delhi.

Encl: One set of sanctioned plan.

Yours Faithfully

Name : PARVEEN KUMAR
Designation : Assistant Engineer
Organization : DELHI DEVELOPMENT AUTHORITY
Date : 02-Feb-2021 17: 00:33

For Vice Chairman

Delhi Development Authority

Note : "This is a computer-generated document therefore does not require any signature or stamp."

TARC LIMITED

(Formerly Anant Raj Global Limited)
CIN: L70100HR2016PLC065615
Corporate Office: C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016
Tel: 011-41244300, 011- 41244344
Email: tarc@tarc.in **Website:** www.tarc.in

During consolidation some of the Khasra No. exchanged/ added/ deducted by resolution no. 103 dated 01.06.2005, 170 dated 09.02.2017, 174 dated 28.04.2018

Sale Deed Khasra No. and Area		During Consolidaation Deducted / Exchanged Khasra No. and Area				Final Khasra Nos. and Area after Consolidation		Remarks
Orignal Khasra Nos.		Deducted Khasra No. and Area		Added Khasra No. and Area				
Khasra No.	Area	Khasra No.	Area	Khasra No.	Area	Khasra No.	Area	
12//16 min	0-15	12//16 min	0-15	-	-	-	-	
12// 25 min	1-6	12//25 min	1-6	-	-	-	-	
22//3 min	0-7			22/3/min	1-13	22//3/3	2-0	
22//4	4-16					22//4	4-16	
22//5 min	4-3	22/5 min	1-16			22//5/2	2-7	
22//26	0-6					22//26	0-6	
22//6 min	3-17					22//6/2	3-17	
22//7	4-16					22//7	4-16	
22//8/2	1-11			22//8 min	0-7	22//8/1	1-18	
22//14	3-15					22//14	3-15	
22//17	2-5					22//17	2-2	Area was corrected on consolidation
22//24	3-5			22//24	0-8	22//24	3-13	
27//3	2-1					27//3	2-1	
27//4	4-0					27//4/2	4-0	
27//7 min	1-16					27//7/2	1-16	
				22//15 min	0-3	22//15/1	0-3	
				22//16 min	0-6	22//16/2	0-6	
				22//6 min	0-12	22/6/1	0-12	

TARC LIMITED

Area at 8 Acres - A...

1 / 1

TARC NAGLIPOONA-1 , NEW DELHI

AREA STATEMENT

TOTAL PLOT AREA = 32374.880 SQM OR 8.00 ACRES

FRONT SIDE ROAD WIDENING AREA= 472.3186 SQM

TOTAL PLOT AREA- AREA UNDER ROAD WIDENING =NET PLOT AREA

32374.880 = SQM - 472.3186 =31902.561 SQM OR 7.884 SQM

NET PLOT AREA = 31902.561 SQM OR 7.883 ACRES

PERM F.A.R @ 80 % OF TOTAL PLOT AREA = 25899.904 SQM

PERM GROUND COVERAGE @ 40% = 12949.952 SQM

PERM. OFFICE AREA @ 25%OF PERM F.A.R. =25899.904SQM =6474.976 SQM

PROPOSED GROUND COVERAGE (A+B)=10842.243+2107.330=12949.573 SQM

=12949.573 SQM@ 39.998 %

PROPOSED F.A.R. =25899.146 SQM @79.997%

PROPOSED AREA ON GROUND FL. LVL =12949.573 @39.998 %

PROPOSED AREA ON FIRST FL. LVL. =12949.573 SQM @39.998 %

PROPOSED COVD AREA ON BASEMENT =11200.193 SQM

TOTAL ACHIEVED F.A.R =12949.573x2 =25899.146SQM x100/32374.880 =79.997%

PROPOSED OFFICE COVD AREA DETAIL

OFFICE COVD AREA ON GROUND FLOOR =2107.33 SQM

OFFICE COVD AREA ON FIRST FLOOR =2107.33 SQM

TOTAL PROP. OFFICE COVD AREA =4214.66 SQM

PROP OFFICE F.A.R =4214.66 SQM x100 /25899.904 =16.273%

PARKING CALCULATION

TOTAL PLOT AREA = 32374.88 SQM OR 8.00 ACRES

PROP ACHIEVED F.A.R =25899.146 SQM @ 79.997%

REQD. PARKING 3 E.C.S. / 100 SQM.

25899.146x3/100 =776.974 E.C.S

ELLECTRIC VEHICALL PARKING REQUIRED @ 20% OF

TOTAL REQUIRED PARKING = 156.395 ECS

PROP. SURFACE PARKING

NET PLOT AREA - (Ground Covd Area +Road Area) =Open AREA

= 31902.561 - (12949.573 +7768. =20717.573 SQM

= 31902.561 - 20717.573 =11184.988 SQM

= 11184.988/23 = 486.303 ECS SAY 486 ECS.

PROP BASEMENT AREA =11200.193 SQM

SERVICES AREA@15%OF= 1680.028 SQM

AREA FOR PARKING ON BASEMENT = 11200.193 -1680.028 =9520.165SQM

PARKING PROVIDED ON BASEMENT = 9520.165/32=297.505 SAY 298 E.C.S

TOTAL CAR PARKING IN SURFACE AREA = 467 E.C.S

TOTAL CAR PARKING PROVIDED =486+298 =784 E.C.S

GREEN AREA DETAIL

REQD GREEN AREA @15% OF PLOT AREA 32374.88 SQM =4856.232

PROP GREEN AREA DETAIL

A=1152.0 SQM
B= 1649.0 SQM
C= 445.0 SQM
D= 1277.0 SQM
E= 354.0 SQM
F= 378.0 SQM
G= 318.0 SQM
H= 803.0 SQM
J= 374.0 SQM

6539.0 SQM

PROP GREEN AREA 6539.0 SQM OR @20%