नकल गा०/भति आ०

BHISHEK GUPTA
B.Arch, A.I.V.

COA APPROVED ARCHITECT

14

de design studio

Architect, Planner & Valuer

Dated: Aug 17st 2018

APPROVED VALUER - A:24285
PANEL VALUER OF BANKS

## RE-VALUATION REPORT

:f No. - dds/BR/2018/181a

he AGM,
ME SBI,
ECTOR – 5, BRANCH PREMISES,
BHEL, RANIPUR,
HARIDWAR

Name of Registered Valuer

: Abhishek Gupta

Registration No.

: A: 24285

Valuation

: For Land Only

Name of Customer/ Borrowal unit

: Mr. Satish Arora & Mrs. Praveen Arora

	Name	Owner/ Cus	stomers : Mr, S	Apl. No.					
		Proposed Pr							
	Property Deta	ails							
	Address		Plot No C- 1, Harilok Awasiye Yojna, Jwalapur, Paragna Jwalapur, Tehsil & Distt. Haridwar						
	Nearby Landma	ırk							
3.	Document De	tails							
	Layout Plan	Yes/No	Yes	Name of App Authority	roving	Approval No.			
	Building Plan	Yes/No	No						
	Construction	Yes/No							
	Legal	Yes/No	Yes	List of documents	Sale Deed Previous Valua Associates dates Site Layout dra				
	Notes:					A			
	Mr. Aeron is a	vailable on t	he time of visit	t.		en. design sa			

Office Address - de design studio F-2. Hotel Shaurya, New Model Colony, Ranipur More, Haridwar, U.K. - 249401

Valuation of the Land is as/ per the market approach study in the near- by area.

## ABHISHEK GUPTA B.Arch, A.I.V.

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APPROVED VALUER - A:24285
PANEL VALUER OF BANKS

Prope per Do	oining rties (As ocument)	East: Shop H.D.	Α.	West: Other F	roperty	North: Road 12 Mt. Wd.	South: Other Pro	perty			
(As per Site)		East: Shop H.D.	Α.	West: Other P	roperty	North: Road 12 Mt. Wd.	South: Other Property				
	hing of idaries	Yes	Plot Demarcate d	Yes	Approv ed Land use	Commercial	Type of Property	Vacant Plot			
No. of Rooms	Living/ Dining		Bedrooms		Toilets		Kitchen				
Total No. of Floors		Floor on which the Property is located		Approx. Age of the property		Vacant Plot	Residual Age of the property	Vacant			
				Approx.		Vacant Plot	Type of Structure	Vacant			
		ancy Details	s:								
Status of Tenure  Residence			Owned/ R Owne			o of years of Occupancy NA	Relationship of Tenant or Owner NA				
Stage o	of Constr	uction									
Stage of Construction  Vacant Plot			Under Const	ruction		er construction, of construction	Relationship of Tena or Owner				
Violation if any observed											
Nature	and exten	of violation	IS	NA	NA						
Area Details of the Property											
Site	742.65 Sq /per the l Registry N 756.50 S (As/per correction	ayout Aap) & Sq M the	Plinth Area		arpet	NA Saleal Area Cover Area	ed ed	Remarks			

							A	PPROVER.		Planner & Valuer  UER - A:24285	
9.	TO DANKE										
	Mar	ket Rate Value of the F	ronow	t							
	Market Rate Value of the Property : SI. Description										
	No.				Area	Unit	Rai	e (Rs.)			
	i.	a) Land		-	7/2 (=	-	- Acai	ic (Its.)		Amount	
		b)Building			742.65 S		54800/-			- Do docon	
		Total Present Market Valu			alue		-			Rs. 4,06,97,220/-	
	ii.	Present Realizable Va	f the D.	20.55				-	Rs. 4,06,97,220/-		
	ii. Present Realizable Value of the Property								=	Rs. 3,66,00,000/-	
	Guid	eline Value / Value of )	P as p	er Circ	cle rator		(Ruj	ees Three (	Croi	e Sixty Six lakh only	
		Description		Area Unit			D. Co.			Z Milli Olliy	
	Land	- Valuation for Residentia	1			R	ite (Rs.)	Multiple		Amount (Rs.)	
		Agri) Page - 3, S.No 6		742.6	55 Sq	VI 2	2500/-	Factor		Po 1 (7 00 (2 )	
	Circle	Rate - 12/01/18	(4),		1					Rs.1,67,09,625/-	
-	Buildi			/							
				-		-	-		=	-	
	Guide	eline (Circle) Value of I	roper	iv					-		
	Distress Sale Value of Property							-	13.1,07,09,025/-		
0.	Assui	nptions / Remarks	i. Q	Qualifica	ation in T	TR/ Miti	gation si	iggested, ii	fon	Rs. 2,93,00,000/-	
			iv.	Whether ool, old Whether ituated	er proper d age hon er entire p has been	ie, etc. – iece of I mortgag	to social No and on wed or to	hich the unbe mortgag	nit ged	e like hospital, is setup/ property : Yes	
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