

VALUATION REPORT

M/s Brijbihari Concast Pvt. Ltd

OF Land & Building (Industrial Use)

FOR M/S Brijbihari Concast Pvt. Ltd. Through its Director Mr. Sanjeev Agrawal & Mr. Rajeev Agrawal both S/o Late Brij Mohan Agrawal and Mrs. Saroj Agrawal W/o Late Brij Mohan Agrawal

LOCATION Village -Vikrampur , Tehsil-Bazpur , Distt.-U.S.Nagar, Uttarakhand.

PURPOSE For Bank Loan From State Bank of India, Navyug Market, Ghaziabad

Fair Market Value of property (Land & Building)

₹ 200616890.00

Rupees Twenty Crore Six Lacs Sixteen Thousand Eight Hundred Ninety Only

Realizable value of property (Land & Building)

₹ 180555201.00

Rupees Eighteen Crore Five Lacs Fifty Five Thousand Two Hundred One Only

Panel Architect of:

- Allahabad Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University
- BRIDCUL (Uttarakhand Govt.)

Panel Valuer of:

- Allahabad Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- HUDCO Dehradun Region

PREPARED BY:-



M S NEGI & ASSOCIATES

**ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS**

H. O. -1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



Date: December 10, 2021
Ref. No.: MSN/Val-2981/21-22

To,

The Chief Manager, State Bank of India Navyug Market, Ghaziabad

Subject :- Valuation report of Property (Land & Building) of M/S Brijbihari Concast Pvt. Ltd. Through its Director Mr. Sanjeev Agrawal & Mr. Rajeev Agrawal both S/o Late Brij Mohan Agrawal and Mrs. Saroj Agrawal W/o Late Brij Mohan Agrawal

This is to certify that immovable property (Land & Building) belongs in the Name of M/S Brijbihari Concast Pvt. Ltd. Through its Director Mr. Sanjeev Agrawal & Mr. Rajeev Agrawal both S/o Late Brij Mohan Agrawal and Mrs. Saroj Agrawal W/o Late Brij Mohan Agrawal

The aforesaid property is situated at Village - Vikrampur , Tehsil- Bazpur , Distt.-U.S.Nagar, State- Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land & Building is situated in Property -1-Khata Khatauni No. 00236, Khasara No.
- The total land area is 28310 Sqm.

The land status is Industrial Use with fully ownership title as per land documents

The Property is registered in the name of M/S Brijbihari Concast Pvt. Ltd. Through its Director Mr. Sanjeev Agrawal & Mr. Rajeev Agrawal both S/o Late Brij Mohan Agrawal and Mrs. Saroj Agrawal W/o Late Brij Mohan Agrawal as per khata khatoni.

As on date the Fair Market Value, Realizable Value, Distress Value & Guideline Value of the Property are as follow:

Fair Market Value of property (Land & Building)	₹ 200616890.00
<i>Rupees Twenty Crore Six Lacs Sixteen Thousand Eight Hundred Ninety Only</i>	
Realizable value of property (Land & Building)	₹ 180555201.00
<i>Rupees Eighteen Crore Five Lacs Fifty Five Thousand Two Hundred One Only</i>	
Distress value of property (Land & Building)	₹ 170524357.00
<i>Rupees Seventeen Crore Five Lacs Twenty Four Thousand Three Hundred Fifty Seven Only</i>	
Guideline value of property (Land & Building)	₹ 186461890.00
<i>Rupees Eighteen Crore Sixty Four Lacs Sixty One Thousand Eight Hundred Ninety Only.</i>	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on December 9, 2021
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: December 10, 2021
Place: Ramnagar

Ar. M.S. Negi
Signature and seal of
Registered Valuer

FORMAT-A

VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING

(To be filled in by the Approved Valuer)

I- GENERAL

1- Purpose for which the valuation is made : To assess current market value

2- a) Date of inspection : December 9, 2021

b) Date on which the valuation is made : December 10, 2021

3- List of documents produced for perusal

i) Previous sale deed and Khata Khatoni : Yes

Note:- Provided Sale deed was registered in the name of Sh. Brij Mohan Agrawal S/o Sh. Pyare Lal. After the death of Sh. Brij Mohan Agrawal property is transfer in the name of his son Sh. Sanjeev & Rajeev Agrawal and wife Mrs. Saroj Agrawal as per khata khatoni.

4- Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/S Brijbihari Concast Pvt. Ltd. Through its Director Mr. Sanjeev Agrawal & Mr. Rajeev Agrawal both S/o Late Brij Mohan Agrawal and Mrs. Saroj Agrawal W/o Late Brij Mohan Agrawal

Phone No. : -

Share : Jointly Owned

5- Brief description of the property (including leasehold / freehold etc) : freehold Land

6- Location of property

a) Plot No. / Survey No. : Property -1-Khata Khatauni No. 00236, Khasara No. 272/5/4 min. Area- 0.809 hect., Property -2 Khata No. 00035 Khasara No. 272/5/5 Area- 1.011 hect. & Property -3 Khata No. 00205 Khasara No. 272/5/3 Area- 1.011 hect. Total Land Area- 2.831 hect. or 28310 Sq.m

b) Door No. : N/A

c) T. S. No. / Village : Village -Vikrampur

d) Ward / Taluka : Kashipur

e) Mandal / District : Distt.-U.S.Nagar

7- Postal address of the property : Village -Vikrampur , Tehsil- Bazpur , Distt.-U.S.Nagar, Uttarakhand.

8- City / Town : Village

Residential Area

Commercial Area

: Mixed Area

Industrial Area

9- Classification of the area

i) **High / Middle / Poor**

: Middle Class

ii) **Urban / Semi Urban / Rural**

: Semi Urban Area

10- Coming under Corporation limit / Village Panchayat / Municipality

: Village Panchayat Limit

11- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area

: No

12- In case it is an agricultural land, any conversion to house site plots is contemplated

: 143 Land

13- Boundaries of the property

	<u>As per Previous sale deed (Prop. 1):-</u>	<u>As per Previous sale deed (Prop. 2):-</u>
North South East West	Road Property of Niharchand etc. Property of Hardeep Singh etc. Purchaser's Compnay	Nala than Road Property of Bhagwan Das etc. Property of Sikandar Singh Property of Sukhdev Singh
	<u>As per Previous sale deed (Prop. 3):-</u>	<u>As per actual Site:-</u>
North South East West	Nala than Road Property of Bhagwan Das Property of Gurdev Singh Property of Sheeshpal	Road Property of Bhagwan Das Land of Sikander Singh Land of Sheeshpal Singh

14- 14.1 Dimensions of the site

	<u>As per Previous sale deed :-</u>	<u>As per actual Site:-</u>
North South East West	Not Given	Due to more area site not measured

14.2 Latitude, Longitude and Coordinates of the site

: As per Enclouser "C"

15- Extent of the site

: 28310.00 Sqm.

16- Extent of the site considered for valuation (least of 14 A & 14

: 28310.00 Sqm.

17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.

: Owner Occupied

I- CHARACTERISTICS OF THE SITE

1- Classification of locality

: Semi Urban Area

2- Development of surrounding areas

: Semi Developed

3- Possibility of frequent flooding / submerging

: No

4- Feasibility to the Civic amenities like school, hospital, bus stop, market etc.

: within 4-5 Km approx

- | | |
|---|------------------------------|
| 5- Level of land with topographical conditions | : Plain |
| 6- Shape of land | : Ir-regular |
| 7- Type of use to which it can be put | : Industrial Use |
| 8- Any usage restriction | : No |
| 9- Is plot in town planning approved layout? | : No |
| 10- Corner plot or intermittent plot? | : Intermittent Property |
| 11- Road facilities | : Road from North direction. |
| 12- Type of road available at present | : Metal Road |
| 13- Width of road – is it below 20 ft. or more than 20 ft. | : below 20 ft |
| 14- Is it a land – locked land? | : No |
| 15- Water potentiality | : Yes |
| 16- Underground Sewerage system | : No |
| 17- Is power supply available at the site? | : Yes |
| 18- Advantage of the site | |
| 1- The said property is located at 800 mtr. approx distance from Banskhera to Bazpur main motor road. | |
| 2- The location of the property is good for similar type of activities. | |
| 19- Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast / tidal level must be incorporated) | : N/A |

Part – A (Valuation of land)

1- Size of plot

North & South

East & West

: As per S.I. No. 14-14.1

2- Total extent of the plot

: 28310 Sqm.

3- Prevailing market rate

(Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)

: Rate of the locality varies from @ Rs. 3000/- to 3500/- Sqm.

4- Guideline rate obtained from the Registrar's Office

(an evidence thereof to be enclosed)

: @ Rs. 2500/-per Sqm.

As per the Govt. approved circle rate of the property is Rs. 2500.00/- per Sqm. for Industrial land in this locality. The said property is located at 800 mtr. approx distance from Banskhera to Bazpur main motor road. It is one side open proeprty which is abutting with Road from North direction. The market rate are higher than the basic govt. circle rate because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. The location of the property is good for Industrial type of activities. Therefore, the above factors are appreciate the rates of the property.

5- Assessed / adopted rate of valuation

: @ Rs.3000/- per Sqm.

6- Estimated value of land

: **Rs. 84930000.00**

Part – B (Valuation of Building)

1- Technical details of the building

- | | |
|--|---|
| a) <i>Type of Building (Residential / Commercial / Industrial)</i> | : Industrial |
| b) <i>Type of construction (Load bearing / RCC / Steel Framed)</i> | : Load bearing wall structure |
| c) <i>Year of construction</i> | : 2010, 2015 & 2017 |
| d) <i>Age of Building</i> | : 11, 6 & 4 Years |
| e) <i>Estimated Future Life</i> | : 71, 69, 64 Years of RCC and 19, 14 Years of Shed |
| f) <i>Number of floors and height of each floor including basement, if any</i> | : Ground & First Floor with each floor 20,30,50 ft. height from |
| g) <i>Plinth area floor-wise</i> | |

1. Ground Floor

Hall -1 (Tin Shed)	2685.87 Sq.m.
Hall -2 (Tin Shed)	1104.09 Sq.m.
Slag Machine Shed (Tin)	669.14 Sq.m.
Cooling Tower (3 Nos.)	27.87 Sq.m.
New Labour Quarter	398.58 Sq.m.
New Labour Quarter	398.58 Sq.m.
Canteen	105.40 Sq.m.
Rolling Mill Shed	3047.3 Sq.m.
Loading Shed	1530.00 Sq.m.
Motor Pump Shed	189.00 Sq.m.
Rolling Mill Shed	1447.24 Sq.m.
Store Tin shed	28.00 Sq.m.
Labour Quarter New G.	172.20 Sq.m.
Labour Quarter New F. F.	172.20 Sq.m.
Panel Room Tin shed	34.96 Sq.m.
Store	99.60 Sq.m.
Lab	90.00 Sq.m.
Kanta	37.80 Sq.m.
Rooms	48.00 Sq.m.
Boiler Shed	279.60 Sq.m.

2. Staff Room (RCC)

Ground Floor	1263.00 Sq.m.
First Floor	724.90 Sq.m.

3. Office Block (RCC)

Ground Floor	136.80 Sq.m.
First Floor	88.29 Sq.m.

4. Ground Floor (RCC)

Office Block RCC	297.39 Sq.m.
Electrical Room	27.88 Sq.m.
Toilet & Bathrooms	96.65 Sq.m.

*f) Condition of the building**i) Exterior – Excellent, Good, Normal, Poor* : Normal*ii) Interior – Excellent, Good, Normal, Poor* : Normal*g) Date of issue and validity of layout of approved map / plan* : Property already mortgaged with SBI Navyug Market, Ghaziabad*h) Approved map / plan issuing authority* : N.A.*i) Whether genuineness or authenticity of approved map / plan is verified* : Not Known*j) Any other comments by our empanelled valuers on authentic of approved plan* : No**Specifications of construction (floor-wise) in respect of**

S.N.	Description	RCC Roofing	Tin Shed
1-	Foundation	Spread wall footing Foundation	Spread wall footing Foundation
2-	Basement	No	No
3-	Superstructure	Load Bearing Walls	Load Bearing Walls
4-	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	wooden & Tin doors	wooden & Tin doors
5-	RCC works	Roof Slab, Beam & Column	Beam & column
6-	Plastering	Yes	Yes
7-	Flooring, Skirting, dadoing	PCC	PCC
8-	Special finish as marble, granite, wooden paneling, grills, etc	No	No
9-	Roofing including weather proof course	RCC	Shed
10-	Drainage	Yes	Yes

2- Compound wall : No*a) Height* : -*b) Length* : -*c) Type of construction* : -**3- Electrical installation** : Yes*a) Type of wiring* : Conduit

- b) *Class of fittings (superior / ordinary / poor)* : Ordinary
- c) *Number of light points* : as per site
- d) *Fan points* : as per site
- e) *Spare plug points* : as per site
- f) *Any other item* : No

4- Plumbing installation

- a) *No. of water closets and their type* : as per site
- b) *No. of wash basins* : as per site
- c) *No. of urinals* : No
- d) *No. of bath tubs* : No
- e) *Water meter, taps, etc.* : Yes
- f) *Any other fixtures* : No

Details of valuation

S.N.	Particulars of items	Plinth Area (Sq.m.)	Roof Ht. (m)	Age of Building (Years)	Estimated replacement rate of construction Rs.
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
	<u>I. Ground Floor</u>				
1	Hall -1 (Tin Shed)	2685.87	6.71	11	6500.00
2	Hall -2 (Tin Shed)	1104.09	6.71	11	6500.00
3	Slag Machine Shed (Tin Shade)	669.14	4.57	11	5500.00
4	Cooling Tower (3 Nos.) RCC	27.87	7.62	11	4000.00
5	New Labour Quarter Colony G.F.	398.58	3.66	6	8500.00
6	New Labour Quarter Colony F.F.	398.58	3.65	6	8500.00
7	Canteen	105.40	3.35	6	10000.00
8	Rolling Mill Shed	3047.30	4.57	6	7500.00
9	Loading Shed	1530.00	4.57	6	5000.00
10	Motor Pump Shed	189.00	3.05	6	3000.00
11	Rolling Mill Shed	1447.24	4.57	6	6000.00
12	Store Tin shed	28.00	3.05	6	4000.00
13	Labour Quarter New G. F.	172.20	3.35	6	10000.00
14	Labour Quarter New F. F.	172.20	3.35	6	8500.00
15	Panel Room Tin shed	34.96	3.66	6	5500.00
16	Store	99.60	3.35	6	6000.00
17	Lab	90.00	3.35	6	10000.00

18	Kanta	37.80	3.66	6	8500.00
19	Rooms	48.00	3.35	4	5000.00
20	Boiler Shed	279.60	5.49	6	4000.00
2. Staff Room (RCC)					
1-	Ground Floor	1263.00	3.35	11	15000.00
2-	First Floor	724.90	3.35	11	13500.00
3. Office Block (RCC)					
1-	Ground Floor	136.80	3.35	11	15000.00
2-	First Floor	88.29	3.35	11	13500.00
4. Ground Floor (RCC)					
1-	Office Block RCC	297.39	3.35	6	15000.00
2-	Electrical Room	27.88	3.05	11	5500.00
3-	Toilet & Bathrooms	96.65	3.05	11	10000.00
4-	Kanta Room/Office	23.23	3.35	11	8500.00
5-	Boundary Wall	2486.43	1.83	11	1850.00

Particulars of items	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
<u>2</u>	<u>7</u>	<u>8</u>	<u>9</u>
<u>1. Ground Floor</u>			
Hall -1 (Tin Shed)	17458155.00	1920397.05	15537757.95
Hall -2 (Tin Shed)	7176585.00	789424.35	6387160.65
Slag Machine Shed (Tin Shade)	3680270.00	404829.70	3275440.30
Cooling Tower (3 Nos.) RCC	111480.00	12262.80	99217.20
New Labour Quarter Colony G.F.	3387930.00	203275.80	3184654.20
New Labour Quarter Colony F.F.	3387930.00	203275.80	3184654.20
Canteen	1054000.00	63240.00	990760.00
Rolling Mill Shed	22854750.00	1371285.00	21483465.00
Loading Shed	7650000.00	459000.00	7191000.00
Motor Pump Shed	567000.00	34020.00	532980.00
Rolling Mill Shed	8683440.00	521006.40	8162433.60
Store Tin shed	112000.00	6720.00	105280.00
Labour Quarter New G. F.	1722000.00	103320.00	1618680.00
Labour Quarter New F. F.	1463700.00	87822.00	1375878.00
Panel Room Tin shed	192280.00	11536.80	180743.20
Store	597600.00	35856.00	561744.00
Lab	900000.00	54000.00	846000.00

Kanta	321300.00	19278.00	302022.00
Rooms	240000.00	14400.00	225600.00
Boiler Shed	1118400.00	67104.00	1051296.00
2. Staff Room (RCC)			
Ground Floor	18945000.00	2083950.00	16861050.00
First Floor	9786150.00	1076476.50	8709673.50
3. Office Block (RCC)			
Ground Floor	2052000.00	225720.00	1826280.00
First Floor	1191915.00	131110.65	1060804.35
4. Ground Floor (RCC)			
Office Block RCC	4460850.00	490693.50	3970156.50
Electrical Room	153340.00	9200.40	144139.60
Toilet & Bathrooms	966500.00	57990.00	908510.00
Kanta Room/Office	197455.00	11847.30	185607.70
Boundary Wall	4599895.50	275993.73	4323901.77
Weigh Bridge (L/s)			500000.00
Water Tank 1 (L/s)			200000.00
Water Tank 2 (L/s)			700000.00
Total			115686890.00

Part – C- (Extra Items)

		(Amount in Rs.)
1- Portico	:	0.00
2- Ornamental front door	:	0.00
3- Sit out/ Verandah with steel grills	:	0.00
4- Overhead water tank	:	0.00
5- Extra steel/ collapsible gates	:	0.00
6- Shape of land	:	consider in land rate
Total	:	0.00

Part – D- (Amenities)

		(Amount in Rs.)
1- Wardrobes	:	0.00
2- Glazed tiles	:	0.00
3- Extra sinks and bath tub	:	0.00
4- Marble / ceramic tiles flooring	:	0.00
5- Interior decorations	:	0.00
6- Architectural elevation works	:	0.00
7- Paneling works	:	0.00
8- Aluminum works	:	0.00
9- Aluminum hand rails	:	0.00
10- False ceiling	:	0.00

Total	:	0.00
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Part E- (Miscellaneous)

(Amount in Rs.)

1- Separate toilet room	:	0.00
2- Separate lumber room	:	0.00
3- Separate water tank/ sump	:	0.00
4- Trees, gardening	:	0.00
Total	:	0.00

Part F- (Services)

(Amount in Rs.)

1- Water supply arrangements	:	0.00
2- Drainage arrangements	:	0.00
3- Boundary wall	:	0.00
4- C. B. deposits, fittings etc.	:	0.00
5- Pavement	:	0.00
Total	:	0.00

Total abstract of the entire property

Part- A	Land	:	₹	84930000.00
Part- B	Building	:	₹	115686890.00
Part- C	Extra Items	:	₹	0.00
Part- D	Amenities	:	₹	0.00
Part- E	Miscellaneous	:	₹	0.00
Part- F	Services	:	₹	0.00
	Total	:	₹	200616890.00
	Say	:	₹	200616890.00

Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as: i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed.

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

Present Fair Market Value of Property	₹	200616890.00
<i>Rupees Twenty Crore Six Lacs Sixteen Thousand Eight Hundred Ninety Only</i>		
Realisable Value of Property	₹	180555201.00
<i>Rupees Eighteen Crore Five Lacs Fifty Five Thousand Two Hundred One Only</i>		
The book value of the property as of	₹	as per deed
The distress value of the property	₹	170524357.00
<i>Rupees Seventeen Crore Five Lacs Twenty Four Thousand Three Hundred Fifty Seven Only</i>		

Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

The undersigned has inspected the property detailed in the Valuation Report da **December 9, 2021**

on _____ .We are satisfied that the fair and reasonable market value of the property

is ` **200616890.00** (*Rupees Twenty Crore Six Lacs Sixteen Thousand Eight Hundred Ninety Only*)

Signature
Name of the Branch
Manager with Official
Seal

Date- December 10, 2021

CIRCLE RATE

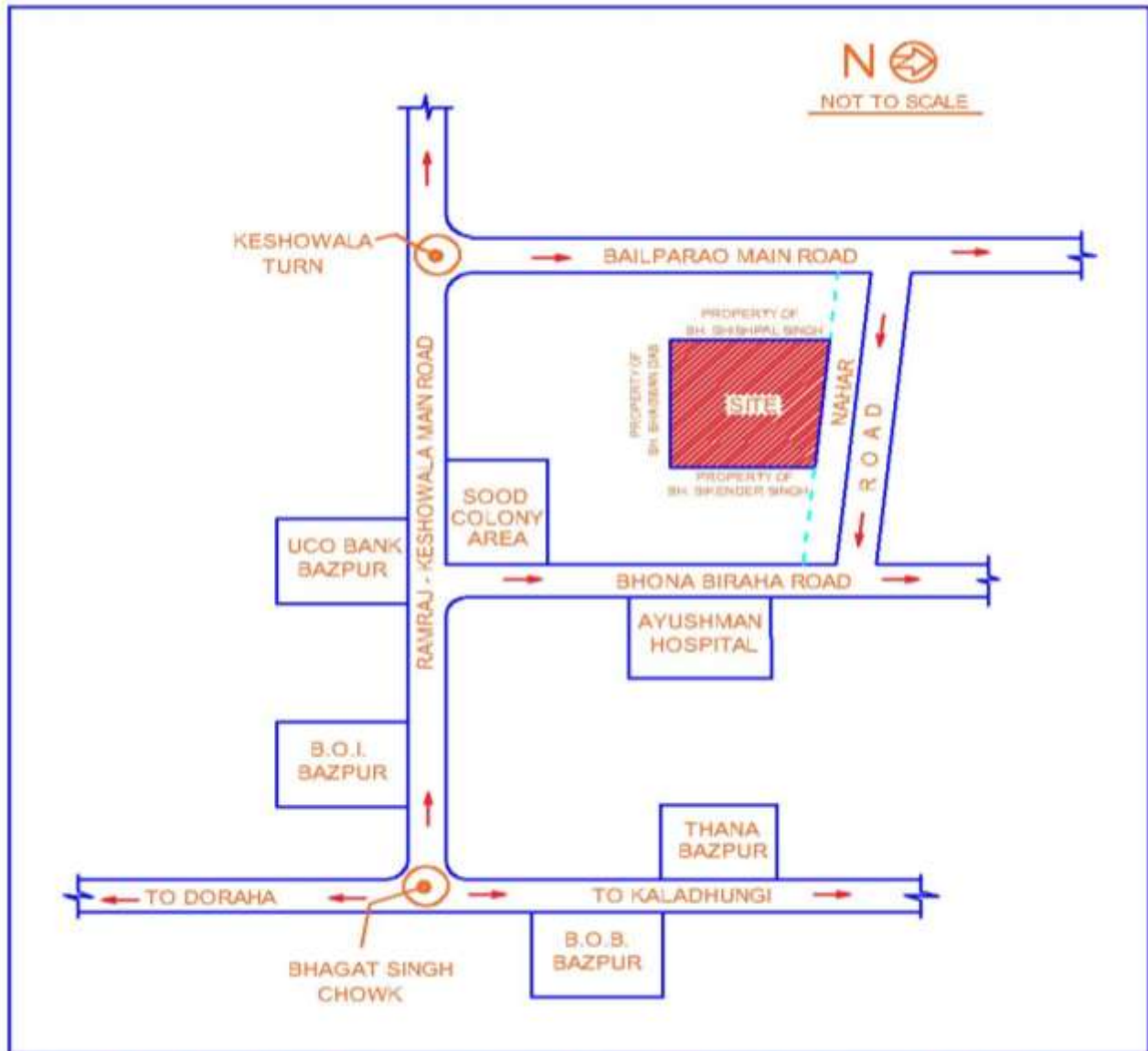
जनपद-उधमसिंहनगर में औद्योगिक भूमि की दरें-

नगरीय क्षेत्र	3500 रु० प्रति वर्गमीटर
अर्द्धनगरीय क्षेत्र	2500 रु० प्रति वर्गमीटर
ग्रामीण क्षेत्र	1500 रु० प्रति वर्गमीटर
निर्माण की दरें	7000 रु० प्रति वर्गमीटर

नोट-1. औद्योगिक दरों में मार्गीय वृद्धि देय नहीं होगी।

2. उप निबन्धक काशीपुर क्षेत्रान्तर्गत महुआखेड़ागंज नगरपालिका की औद्योगिक दरें 2500 रु० प्रति वर्गमीटर प्रभावी होंगी।


उप निबन्धक (वि./रा.)
उप निबन्धक नमर 1

LOCATION PLAN

SITE LOCATION PLAN - PROPERTY OF M/S B.A. ALLOYS INDUSTRIES PVT. LTD.

Date- December 10, 2021

Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

GOOGLE MAP

29.198440,79.155791



Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Front view of Property showing approach road.

Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Exterior view of property.

Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Exterior view of property.

Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Inner view of property.

Date- December 10, 2021
Place- Ramnagar

Ar. M.S NEGI
Signature and seal of
Registered Valuer