

THE ELITE'S ENGINEERS & CONSULTANTS

Chartered & Consulting Engineers, Planners & Designers, Government Approved Valuers
Regd. office: 55, First Floor, Ishwar Colony, Polo Road, Delhi-110009
Ph: 9811191442, 9953826062, E-mail : elitesengineers@yahoo.com
GSTIN: 07AEXPG4348G2Z4

AnaLinear

PROFORMA INVOICE

Invoice No.: 4559

Invoice Date: 27.05.2020
Validity: 6 months from invoice date

Bill To

The Chief Manager,
Bank of India,
Khairatabad branch,
P.T.I. Building, Ground floor,
A.C. Guards, Masab Tank,
Hyderabad-500 004
GSTIN: 36AAACB0472C1ZA

Place of Supply: Hyderabad (36)

	Item & Description	SAC	Amount(Rs.)
1.	PROFESSIONAL CHARGES FOR VALUATION REPORT OF: Built-up House on Plot No. 117, Block-J, Sector-41, Noida, Dist. Gautam Budh Nagar, Uttar Pradesh JOB REFERENCE: Mr. Tarun Batra s/o Sh. Sudhir Batra (M/s AnaLinear Design Technologies Pvt. Ltd.)	997224	₹ 7,500.00
Taxable Value			₹ 7,500.00
ADD: CGST @9%			---
ADD: SGST @9%			---
ADD: IGST @18%			₹ 1,350.00
TOTAL AMOUNT			₹ 8,850.00

E & OE

(Rupees Eight Thousand Eight Hundred Fifty only)



For The Elite's Engineers & Consultants

e-Payment Account Details:-

Bank: Bank of India

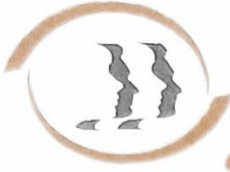
Name: The Elite's Engineers & Consultants

A/c No: 605620110000635, IFSC Code: BKID0006056,

PAN: AEXPG4348G, GSTIN: 07AEXPG4348G2Z4

Kindly mention our Bill Ref. No. while making e-Payment.

220224544020



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Ref No.: BOI/2020/HYBD/4559

Dated: 27.05.2020

To,
The Chief Manager,
Bank of India,
Khairatabad branch,
P.T.I. Building, Ground floor,
A.C. Guards, Masab Tank,
Hyderabad-500 004

REPORT ON VALUATION OF IMMOVABLE PROPERTY

By Virtue of our appointment as Government Approved Valuer and Chartered Engineer (Civil) having Registration No.: M-105764/7 (M.I.E.), CAT-I/ F-14436 (F.I.V.) and CCIT/KNP/CAT-I/2520/2008 (CBDT). On invitation of the bank authority, the under signed visited and physically inspected the property. The information and facts observed and gathered from the owner/ inquiries on the site and recorded in our annexed valuation report and evaluated the value on current market trends and valuation norms.

EXECUTIVE SUMMARY

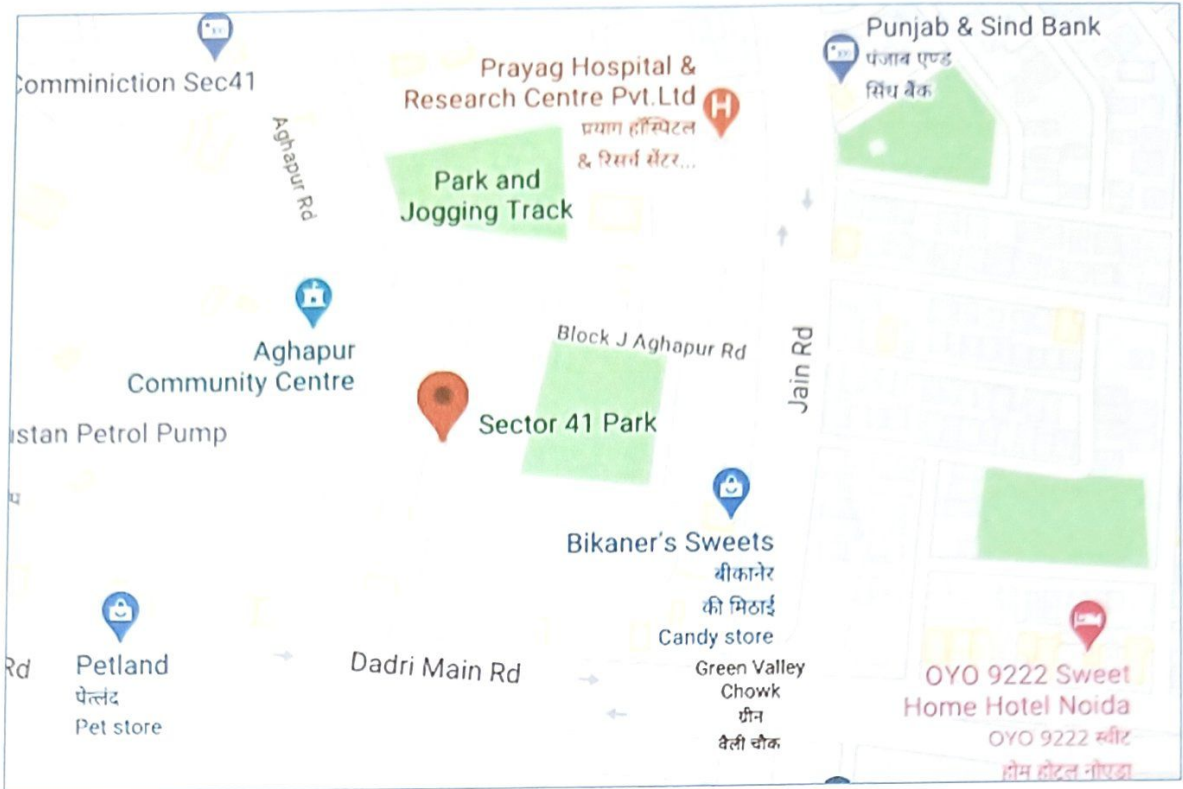
Location	: Built-up House on Plot No. 117, Block-J, Sector-41, Noida, Dist. Gautam Budh Nagar, Uttar Pradesh
Owner	: Mr. Tarun Batra s/o Sh. Sudhir Batra
Account	: M/s Anlinear Design Technologies Pvt. Ltd.
Nature of Property	: Residential
Free Hold/ Lease Hold	: Lease Hold

Details of the Property

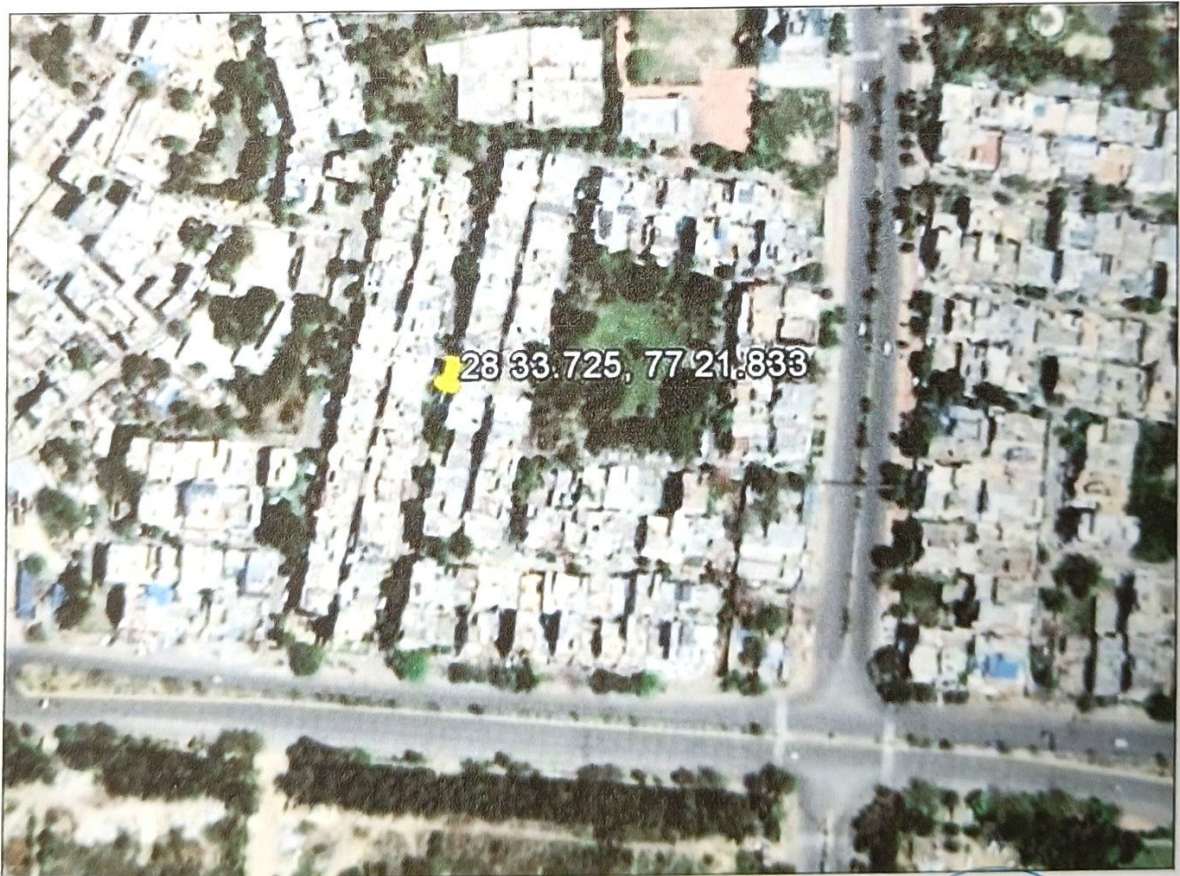
i. Plot Area	: 175.14 Sq. Mt.
ii. Plinth Area	: As per computation sheet
iii. Number of Floors	: Ground + 1 ½ Floors.
iv. Type of Construction	: RCC Frame Structure
Purpose of Valuation	: Ascertain present market value for banking purpose
Present Market Value	: ₹ 171.60 Lakhs
Distress Value@80% of PMV	: ₹ 137.30 Lakhs
Circle Rate Value	: ₹ 160.29 Lakhs
Insurance Value	: ₹ 22.75 Lakhs



LOCATION MAPS

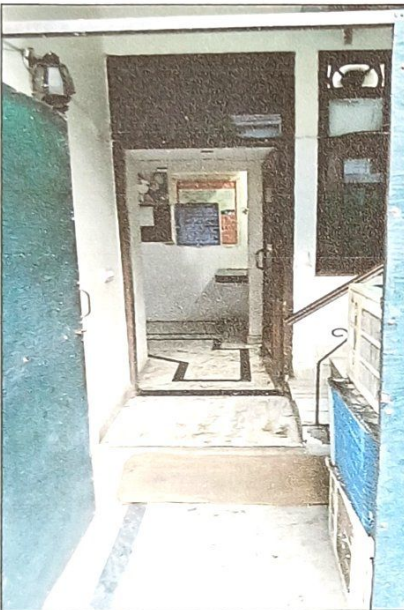
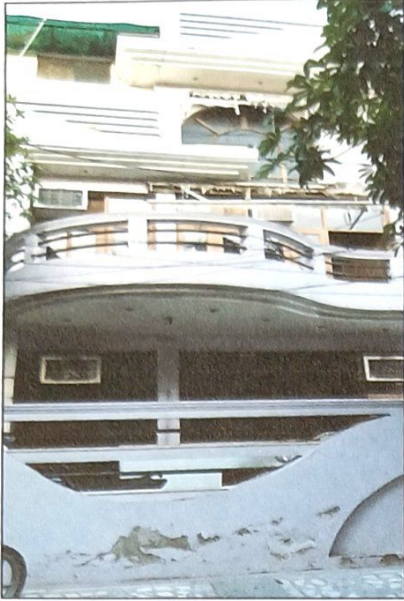


Route Map of the subject property



The Geographical Location of the plot is
 $28^{\circ}33.725' \text{ N}$ and $77^{\circ}21.833' \text{ E}$ with accuracy of $\pm 10 \text{ M}$

PHOTOGRAPHS OF THE PROPERTY



VALUATION REPORT

(IN RESPECT OF LAND/SITE AND BUILDING)

I. GENERAL

1. Purpose for which the valuation is made : Ascertain present market value for banking purpose
2. a) Date of Inspection : 26.05.2020
b) Date on which the valuation is made : 27.05.2020
3. List of documents produced for perusal : i) Sale Deed dated 30.07.2001 ii) Building Map
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) : Mr. Tarun Batra s/o Sh. Sudhir Batra
Sole ownership. Contact person at site: Dipti Aggarwal 8745816940, 9268505444
5. Brief description of the property : Property under valuation is a Ground+1½ storied house in Sector-41 Noida. The subject property has been rented and is being used as a boys PG hostel.
6. Location of the property
 - a) Plot No./Survey No. : Plot No. J-117/41
 - b) Door No : Plot No. J-117/41
 - c) T.S. No./Village : Sector 41
 - d) Ward/Taluka : Noida
 - e) Mandal/District : Gautam Budh Nagar
7. Postal address of the property : Built-up House on Plot No. 117, Block-J, Sector-41, Noida, Dist. Gautam Budh Nagar, Uttar Pradesh
8. City/Town : Noida
 - Residential area : Residential
 - Commercial area : ---
 - Industrial area : ---
9. Classification of the area
 - i) High/Middle/Poor : Middle Class
 - ii) Urban/Semi-Urban/Rural : Urban Area
10. Coming under Corporation limit/ Village Panchayat/Municipality : Within MC Limits
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 : Not Applicable
13. Boundaries of the property
 - : A. As per Title Deed B. As per Actuals
 - : Plot J-118 Plot J-118
 - : Plot J-116 Plot J-116
 - : Plot J-138 Plot J-138
 - North
 - South
 - East



- | | | | |
|---|---|---|--------------------------|
| West | : | Road | Road |
| 14.1 Geographical location of the property: | : | Latitude | 28°33.725' N |
| | : | Longitude | 77°21.833' E |
| | : | Accuracy | ± 10 M |
| 14.2 Dimensions of the site | | A. <u>As per Title Deed</u> | B. <u>As per Actuals</u> |
| North | : | 18m | 18m |
| South | : | 18m | 18m |
| East | : | 9.73m | 9.73m |
| West | : | 9.73m | 9.73m |
| 15. Extent of the Site | : | 175.14 m ² (18m x 9.73m) | |
| 16. Extent of the site considered for Valuation (least of 14A & 14 B) | : | 175.14 m ² | |
| 17. Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month. | : | Tenant's possession by Mr. Aggarwal since last visit in 2016. Whole property has been converted into boys PG. Rent is Rs. 50,000/month as reported by the owner of the property. Rent deed not furnished. | |

II. CHARACTERISTICS OF THE SITE

- | | | |
|---|---|--|
| 1. Classification of Locality | : | Middle Class |
| 2. Development of surrounding areas | : | Developed Area with good connectivity of roads |
| 3. Possibility of frequent flooding | : | No |
| 4. Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All facilities available within 2-3 KMs |
| 5. Level of land with topographical conditions | : | Leveled Land |
| 6. Shape of land | : | Rectangular |
| 7. Type of use to which it can be put | : | For Residential use |
| 8. Any usage restriction | : | Only permitted for Residential use |
| 9. Is plot in Town Planning approved layout? | : | Yes |
| 10. Corner plot or Intermittent plot? | : | Intermittent Plot |
| 11. Road facilities | : | Available |
| 12. Type of road available at present | : | Bituminous Roads |
| 13. Width of road - Is it below 20 ft. or more than 20 ft. | : | More than 20 ft. wide |
| 14. Is it a Land-locked Land? | : | No |
| 15. Water Potentiality | : | Available |
| 16. Underground sewerage system | : | Available |
| 17. Power supply is available in the site? | : | Available |
| 18. Advantages of the site | : | None |
| 19. Special remarks, if any | : | None |



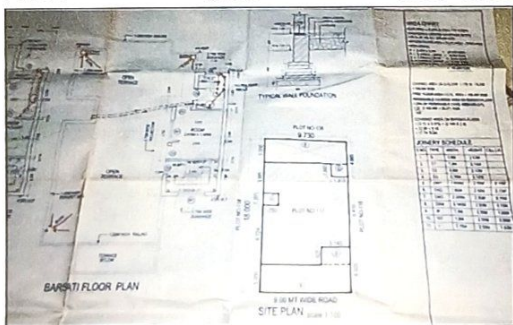
PART-A (VALUATION OF LAND)

1. Size of plot : 175.14 m²
 North & South : 18m
 East & West : 9.73m
2. Total extent of the plot : 175.14 m²
3. Prevailing market rate : ₹ 85,000/Sq. mt. to ₹ 1,00,000/Sq. mt.
4. Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed) : Land Rate: ₹ 72,000/Sq. Mt.
 Land Value: 175.14 x 72,000 = ₹ 1,26,10,080
 Construction Value: 227.908 m² x 15000 = ₹ 3418620
TOTAL CIRCLE RATE = ₹ 160.29 Lakhs
5. Assessed/adopted rate of valuation : ₹ 85,000/Sq. mt.
6. Estimated value of Land : Land and Building Rate method adopted for House:
 175.14 Sq. Mt. x ₹ 85,000/Sq. Mt. = ₹ 1,48,86,900
 Or say ₹ 148.87 Lakhs

PART-B (VALUATION OF BUILDING)

1. TECHNICAL DETAILS OF THE BUILDING
 - a) Type of Building (Residential/ Commercial/ Industrial) : Residential
 - b) Type of construction (Load bearing /RCC/ Steel Framed) : RCC Frame Structure
 - c) Year of construction : 2001
 Future Life expected: 56 years
 Total Life of Building Expected: 75 years
 - d) Number of floors & height of each floor including basement, if any : Ground +1½ Floor, Height 10'

e) Plinth	area	floor-wise	Floor	Area in ft ²
			Ground	1131.12
			First	1131.12
			Second/Barsati Floor	190.95



- 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 : Building plan sanctioned in year 2001 Application dated 29.11.2001
- h) Approved map / plan issuing authority : Noida Authority



- i) Whether genuineness or authenticity of approved map / plan is verified : Original building plan is available with owner. Property is already mortgaged with the bank
- j) Any other comments by our empanelled valuers on authentic of approved plan : Nil

1. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

SL. NO	DESCRIPTION	Ground + 1½ Floor	OTHER FLOORS
1.	Foundation	: Spread Footing Foundation	---
2.	Basement	: Nil	---
3.	Superstructure	: Brick walls in cement mortar	---
4.	Joinery/Doors & Windows	: Wooden doors & windows	---
5.	RCC Works	: RCC Frame Structure	---
6.	Plastering	: Emulsion Paints on wall	---
7.	Flooring, skirting, dadoing	: Marble & Kota stone Flooring	---
8.	Special finish as marble, granite, wooden panelling, drills etc.	: Nil	---
9.	Roofing including weather proof course	: RCC Roofing	---
10.	Drainage	: Connected to public sewer	---
2.	COMPOUND WALL		
	Height	: 5'	
	Length	: All around plot	
	Type of Construction	: Brick wall in cement mortar	
3.	ELECTRICAL INSTALLATION		
	Type of wiring	: Concealed conduit wiring	
	Class of fittings	: Ordinary	
	Number of light points	: Not known	
	Fan points	: As above	
	Spare plug points	: As above	
	Any other item	: As above	
4.	Plumbing installation	:	
a)	No. of water closets & their type	: 7	
b)	No. of wash basins	: 7	
c)	No. of urinals	: 7	
d)	No. of bath tubs	: Nil	
e)	Water meter, taps, etc	: Yes	
f)	Any other fixtures	: Nil	



DETAILS OF VALUATION

SL. NO	Particulars of Item	Plinth Area in Sq. Ft.	Roof Ht. in Ft.	Age	Estimated replacement rate of construction (Rs.)	Replacement Cost (Rs.)	Depreciation (Rs.) 1.2% per year	Net Value after depreciation (Rs.)
1.	Ground Floor	1131.12	10	19 year		---		--
2.	First	1131.12	10	" "		---		--
3.	Second Floor	190.95	10	" "		---		--
	TOTAL	2453.19			1200	2943828	671192.78	2272635.22

PART-C (EXTRA ITEMS)

1.	Portico	:	Nil
2.	Ornamental front door	:	Already included in valuation
3.	Sit out/ Varandah with steel grills	:	" "
4.	Overhead water tank	:	" "
5.	Extra steel/collapsible gates	:	" "
	TOTAL	:	---

PART-D (AMENITIES)

1.	Wardrobes	:	Already included in valuation
2.	Glazed tiles	:	" "
3.	Extra sinks and bath tub	:	" "
4.	Marble/Ceramic tiles flooring	:	" "
5.	Interior decorations	:	" "
6.	Architectural elevation works	:	" "
7.	Panelling works	:	" "
8.	Aluminium works	:	" "
9.	Aluminium hand rails	:	" "
10.	False ceiling	:	" "
	TOTAL	:	---

PART-E (MISCELLANEOUS)

01.	Separate toilet room	:	Already included in valuation
02.	Separate lumber room	:	" "
03.	Separate water tank/sump	:	" "
04.	Trees, gardening	:	" "
	TOTAL	:	---

PART-F (SERVICES)

01.	Water supply arrangements	:	Already included in valuation
02.	Drainage arrangements	:	" "



03.	Compound wall	:	" "
04.	C.B. deposits, fittings etc.	:	" "
05.	Pavement	:	" "
	TOTAL	:	---

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A	Land	:	₹ 148.87 Lakhs /
Part-B	Building	:	₹ 22.73 Lakhs /
Part-C	Extra items	:	---
Part-D	Amenities	:	---
Part-E	Miscellaneous	:	---
Part-F	Service	:	---
	TOTAL	:	₹ 171.60 Lakhs
	SAY	:	₹ 171.60 Lakhs

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 Rs. 171.60 Lakhs (Rupees One Crore Seventy One Lakhs Sixty Thousand only). The circle rate value of the above property as of 27.05.2020 is Rs. 160.29 Lakhs (Rupees One Crore Sixty Lakhs Twenty Nine Thousand only) and the distress value Rs. 137.30 Lakhs (Rupees One Crore Thirty Seven Lakhs Thirty Thousand only)



Place : New Delhi
Date : 27.05.2020

For The Elite's Engineers & Consultants

The undersigned has inspected the property detailed in the valuation report dated on
We are satisfied, that the fair & reasonable market value of the property is ₹.....

The Senior Manager/ The Chief Manager
Office-in-charge of advance Dept

ASSUMPTIONS & LIMITATIONS

1. The statements of facts presented in the report are correct to the best of Valuer's knowledge.
2. The analysis & conclusions are limited only by the reported assumptions & conditions.
3. The valuer's fee is not contingent upon any aspect of the report.
4. No one, except those specified in the report, has provided professional assistance in preparing the report.
5. This property has been appraised as though free of liens and encumbrances other than those contained in the deed of record.
6. The physical condition of the improvements was passed on visual inspection. No engineering tests were made of the buildings.
7. Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for either unless a survey, by a competent surveyor or engineer, is furnished to the valuer.
8. No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report, nor fake property documents. Good title is assumed. Bank's advocate has to verify the title deed.
9. It is assumed that the borrower has submitted the original registered documents of the said property to the bank, duly signed on each page in presence of the bank manager and that the borrower has currently not pledged this property to other bank/financial institution.
10. The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
11. In no events shall the valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics.
12. Valuation findings are subjective and time frame related.
13. Although every care has been taken in preparing the valuation report, even then if it is proved that there is an apparent negligence on the part of a valuer, the liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of any event or series of events to the actual loss or damage sustained subject to maximum of 50% of the professional fees for the services rendered and in any case not exceeding the amount of Rs 5000/- (Rupees five thousand only). All the claims against the valuer shall expire after 90 days from the date of valuation report provided by the valuer.
14. In case of any dispute on legal matter, jurisdiction will be Delhi Courts. The Valuer, by reasons of this report, is not required to give testimony in court, with reference to the appraised property unless arrangements for such contingency have been previously agreed upon.
15. Possession of any copy of this report does not carry with it the right of publication, nor may be used for any purpose by any one, except the addressee and the property owner, without the previous written Consent of the valuer, and in any event, only may be revealed in its entirety.



DECLARATION

I hereby declare that:-

- a. The information furnished in the report is correct to the best of my knowledge and belief.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property.
- d. I have not been convicted of any offence and sentences to a term of imprisonment.
- e. I have not been guilty of misconduct in any professional capacity.
- f. The particulars are based on information supplied by owner(s).
- g. I declare that I have valued the right property.
- h. Ownership papers/Sale Deed/ Lease Deeds may please be verified at your end to ascertain the right title and areas.
- i. For ascertaining right title, kindly go through certified copy of documents of the properties from the registrar office / competent authority.
- j. No Engineering test was conducted by us.
- k. This property has been appraised as though free of liens and encumbrances other than those contained in the deed of record/documents and on giving the vacant physical possession. No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report. Good title is assumed. Both legal description and dimensions are taken from sources thought to be authoritative, however, no responsibility is assumed.
- l. Fair Market Value indicated in the report is an opinion of the value prevailing on the date of said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair Market of such properties/localities may increase or decrease, depending on the future market conditions and scenarios. This report doesn't certify or confirm any ownership or title of the property that has been valued.
- m. The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
- n. No responsibility is assumed for any demolition/sealing action taken by the Government/ Municipal Authorities on the basis of extra coverage /use of building etc.

Place : New Delhi

Date : 27.05.2020



For The Elite's Engineers & Consultants