VALUATION OF PROPERTY AT :- PLOT/KHASRA NO- 505 & 506, VILL- SADDIQUE
FOR BANK LOANS.
GHAZIABAD, U.P.

APH OF PROPERTY NO.- PLOT/KHASRA NO- 505 & 506, VILL- SAD
GHAZIABAD, U.P.

OWNER SH. GAUTAM SHARMA & SH. CHAMAN SHARMA

PURCHASER

SIGNATURE

ER. A GOEL
(Civil) F.I.V
GOVT. RE ED VALUER
LICENCE NO. (CCIT-KANPUR)
CONSULTING ENGINEER
LE MEMBER NO 1059292

Sri Ram [illegible]

"OM SAI DURGA"
Suraj and Associates
An ISO 10002 : 2018 Certified
An ISO 9001 : 2015 Certified
SA-127, Shastri Nagar, Ghaziabad - 201 [illegible]

Architects, Chartered & Consulting Engineers, Government & IBBI Approved & Registered Valuers, Planners, Structural Designers, Surveyors & loss assessors, Lenders Independent Engineers, Techno Economics Viability Consultants

ASSESSMENT OF PRESENT VALUE OPINION REPORT

Ref No: S&A /Punjab National Bank

Name of Work	: Assessment of Present Value of land & Building	
Addr	: Part oh Khasra No-505 & 506 Village Saddique Nagar,Opposite R.K.Farm House Pargana Loni, Tehsil-Ghaziabad Distt Ghaziabad	
Name of R[illegible] Owner(s)/[illegible]chaser(s)	Mr.Chaman Sharma & Mr.Gautam Sharma	
esent Value of Land & Building Assessed :	Rs. 5,96,39,304.96 OR Rs. 596.39	 Lac
Book [illegible]e of Immovable Property	Rs. 154.33	Lac
Realizabl[illegible]lue of Immovable Property	Rs. 506.93	Lac
Distress Sal[illegible]lue of Immovable Property	Rs. 447.29	Lac
Guide Line Valu[illegible] per Circle rates)	Rs. 198.06	Lac
Minimum Insurance Value:	Rs. 141.16	Lac

8	Area of Plot / Land(Supported by a Plan)	:	1138.09 Sq.M 554.33 + 583.76
9	Layout Plan of the layout in which the property is Located	:	Yes,Attached with Sale Deed
10	Development of surrounding areas		Yes
11	Details of roads abutting the property	:	12.00 m Wide
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled/Cantonment area	:	Not Applicable
13	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Not Applicable
14	Boundaries of the Property	:	**As Per Deed(M)** North- 18.34 South- 18.343 East- 60.92 West- 45.73 **As Per Actuals(M)** North- 18.340 South- 18.343 East- 60.92 West- 45.73
	Extent of site considered for valuation(Least of 14A & 14 b)	:	1138.09 Sq.M
15	Description of Adjoining properties	:	**As Per Deed** North- Property Mr.Simbhu tyagi South- Road East- Rajeshwar tyagi-Sarpa West- Mr.Munna Tyagi **As Per Actuals** Property Mr.Simbhu tyagi Road Mr.Rajeshwar tyagi-Sarpanch Mr.Munna Tyagi
16	Survey No, If any	:	Not Applicable
17	Type of Building (Residential / Commercial / Industrial)		Institutional
18	Details of the building/buildings and other improvements in terms of area,height,no of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specification to be appended along with building plans and elevations	:	RCC Frame -Basement+Ground+1 2002 approx Details as per calculation Sheet
19	Plinth area, Carpet area and saleable area to be mentioned separately and clarified	:	Details as per calculation Sheet
20	Any other Aspect		No

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own Planning Parameters

1	Master Plan provisions related to the property in terms of Land use	: Institutional
2	Date of issue and validity of layout of approved map / plan	: Approved Plan Not Provided
3	Approved map / plan issuing authority	: Approved Plan Not Provided
4	Whether genuineness or authenticity of approved map / plan is verified	: Yes
5	Any other comments by our empanelled valuers on authentic of approved plan	: No
6	Planning area / zone	: Approved Plan Not Provided
7	Development Controls	: Approved Plan Not Provided
8	Zoning regulations	: Approved Plan Not Provided
9	FAR / FSI permitted and consumed	: As per Calculation Sheet
10	Ground Coverage	: As per Calculation Sheet
11	Transferability of development rights if any, building bye laws provisions as applicable to the property viz setbacks, height restrictions,etc	: Not Applicable
12	Comment on surrounding land uses and adjoining properties in term of usage	: Residential
13	Comment on unauthorized constructions if any	: Not Applicable
14	Comment on demolition proceedings if any	: No demolilition proceedings at the time of inspection
15	Comment on compounding / regularization Proceedings	: No Compounding / regularization proceedings at the time of inspection
16	Comment on whether OC has been issued or not	: Not Applicable
17	Any other aspect	: No

4 Legal Aspects of the Property

Description of legal aspects to include

1	Ownership documents	: Photo Copy of Sale Deed
2	Name of Owner/s	: Name of Reported Owner Mr.Chaman Sharma & Mr.Gautam Sharma
	(In case of Joint or Co-ownership,Whether the shares are undivided or not?)	: Not Applicable

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	Comment on dispute/issues of land lord with tenant / statutory body / any other agencies, if any in regards to immovable property	: Not Applicable
	Comment on whether the IP is independently accessible	: Yes
5	Title Verification	: Verified also Refer Legal Opinion of Bank Panel Advocate
6	Details of leases if any Lesser- Lessee-	: Not Applicable : Not Applicable
7	Ordinary status of freehold or lease hold including restrictions on transfer,	: Free-Hold
8	Agreement of easement if any,	: Not Applicable
9	Notification for acquisition if any	: No,Also Refer Legal Opinion of Bank Panel Advocate
10	Notification for road widening if any	: No,Also Refer Legal Opinion of Bank Panel Advocate
11	Possibility of frequent flooding / sub-merging	: Not Applicable
12	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	: Not Applicable
13	Heritage restrictions if any,All Legal documents,receipts,related to electricity,water tax,property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	: No All tax Receipts Available with the Owner
14	Comment on transferability of the property ownership	: Can be Transfer with Prior Permission of Local Development Authority
15	Comment on existing mortgages / charges / encumbrances on the property if any	: Refer Legal Opinion of Bank Panel Advocate
16	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	: Not Known
17	Building Plan sanction, illegal constructions if any done without plan sanction / violations	: Refer Point-2 of 3
18	Any other aspect	: Not Applicable

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conomic Aspect of the Property

Details of ground rent payable : Owner to Attach

Details of monthly rents being received, if any : Owner to Attach

Taxes and out goings : Owner to Attach

Property insurance : Already Mortage to Bank

Monthly Maintenance charges : No

Security charges etc : No

Any other aspect : No

Socio cultural Aspects of the Property

Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slum / squatter, settlements nearby etc : It is Urban Residential Area ,Middle Class with mixed Religion and proper infrastructure

Functional and Utilitarian Aspect of the Property

Description of the functionality and utility of the asset in terms of

1 Space allocation : Residential

2 Storage spaces : Residential

3 Utility of spaces provided within the building : Available

4 Any other aspect : No

Infrastructure Availability

A Description of aqua infrastructure availability in terms of

1 Water Supply : Yes, Available

2 Sewerage / Sanitation : Yes, Available

3 Storm water Drainage : No

B Description of other physical infrastructure facilities viz

1 Solid waste management : No

2 Electricity : Yes, Available

3 Roads and public transportation connectivity : Well Connected with Road Transport

4 Availability of other public utilities nearby : Hospital & Police Station etc-within 1-25 kms radius

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C	**Social infrastructure in terms of**		
1	Schools	:	Within 1-25 kms radius
2	Medical facilities	:	Within 1-25 kms radius
3	Recreation facilities in terms of parks and open spaces	:	No

arketability of the property

	Analysis of the market for the property in terms of Locational attributes	:	No Locational Attribute
2	Scarcity	:	No Scarcity
3	Demand and supply of the kind of subject property	:	There is Demand of such type of Land in near by vicinity
4	Comparable sale prices in the locality-Rs	:	38,000.00 to 42,000.00 Per Sq.M

Engineering and Technology Aspect of the property

	Description of engineering and technology aspects to include		
1	Type of construction	:	RCC Frame -Basement+Ground+1
2	Materials and technology used	:	Traditional Construction Ingredients
3	Specifications	:	Frames & Shutters: Aluminium frames and Glass Shutters Flooring: Mosaic/Stone /Tiles Flooring
4	Maintenances issues	:	Ordinary
5	Age of building in years	:	20
6	Total Life of building in years	:	75 years
7	Extent of deterioration	:	Not Physically Visible
8	Structural safety	:	No separate Structural safety Test were Done
9	Protection against natural disasters viz earthquake	:	No
10	Visible damage in the building if any	:	Not Physically Visible
11	Common facilities viz lift,waterpump,lights, security systems,etc	:	Available
12	System of air conditioning	:	No
13	Provision of fire fighting	:	No
	Copies of Plan and elevations of the Property to be included		

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ironmental Factors

Use of environment friendly building materials, green building techniques if any. : No

Provision of rain water harvesting : No

Use of solar heating and lightening systems, etc,Presence of environmental pollution in the vicinity of the in terms of industries, heavy traffic. : No

chitectural Aesthetic quality of the Property

Descriptive account on whether the building is modern, old fashioned,etc.,plain looking or with decorative elements, heritage value if applicable Presence of land scape elements,etc : RCC Frame
Normal Faishoned
No Heritage value
No land Scape Elements

In Case of Industrial Property
Proximity to residential area : It is located in Residential Area

Availability of Public Transport facilities : Well Connected with Road Transport

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ition

the request from the bank, valuer inspected property for the purpose of estimating & assessment of the present fair market value, based ormation furnished and from the particulars provided by the borrower / bank at the time of inspection; a detailed present fair market valuation opinion is prepared and furnished as hereunder.

ation ownership has been shown as per photocopy of Sale Deed provided by the Bank.Details attached ation of the super structure viewed is such that it can be placed in Residential category as classified by UP.PWD/C.P.W.D

inion / Non - Encumbrance Certificate must be obtained form the lawyer, also approved / sanctioned / Compounded / Completion plan / rom the respective development authority and all the no objection certificates required from municipal board/corporation, electricity ,pollution,fire,also receipts of house tax, water tax, electricity bills should be obtained from the owner for the purpose of Equitable mortgage as ecurity. The bank should also separately verify boundaries of the property & actual physical possession of the owner on the property under on to cross check the report before sanctioning loan to the borrower.

iation of present cost of the structure, approved rates of U.P.P.W.D. / C.P.W.D. have been adopted, which includes internal ition, water supplies and sanitary fittings etc.

rate has been adopted Rs 40,000.00 per sq. mtr. Considering the location of the land of which structure is erected, after thorough orm local property dealers / residents.

neasurements are subject to statistical variations. This opinion is an investigation and therefore has technical limitations, as well as in s inherent in the field / site / human error and statistical analysis of technical process. It should always be viewed in this perspective. This ould always be considered in correlation with legal and structural details of the property under consideration. This is only a technical opinion regards the estimate of value of the property, and not a Guarantee of realization of that Value. This opinion is valid only for the purpose on page-1of the report.

ion is given after doing extensive market survey and keeping in mind the prevailing / present market conditions, Location tion of the property under consideration. As per the engineering principles and with much care, an opinion as regards ated value of the property, is work out, due weightage having been given to the verbal inquiries from Local & dependable ble agencies from localality,for which no written proof can be procured/produced, for obvious reasons.

ion is given with due delegacy and keeping in mind the interest of financing agency, all the facts & figures were discuss ght into the knowledge of the Branch Manager before giving this opinion, however the financing agency may also seek pinion / advice regarding the assessment / estimation of valuation of property under consideration, if desired / required ctioning loan to the borrower/s,appraiser will not be held responsible /accountable in any case what so ever.

nsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this opinion. Good title is assumed l description and dimension are taken from sources thought to be authotitative,However no responsibility is assumed for less a survey, by a competent surveyor, if furnished to the appraiser.

aiser, by reason of this opinion, is not required to give testimony in court, with reference to the appraised property unless ents for such contingency have been previously agreed upon. The physical condition of the improvement was passed on spection, No liability is assumed for the soundness of structure since no engineering test were made of the property.

ion of any copy of this opinion does not carry with it the right of publication, nor may be used for any purpose by any one, e addressee, without the previous written Consent of the appraiser, and in any event, only may be revealed in its entirety.

PARTICULARS	QTY.	RATE (Rs.)		AMOUNT (Rs.)
Basement	125.180 M²	0.00		-
Ground Floor	519.920 M²	16,900.00		87,86,648.00
First Floor	519.920 M²	16,900.00		87,86,648.00
Second Floor	0.000 M²	0.00		-
Add Extra For Boundary wall, Mumty etc		L.S		10,00,000.00
				1,85,73,296.00
Less Depriciation for 20 Years			(-)	44,57,591.04
PRESENT PROBABLE VALUE OF BUILDING ASSESSED				1,41,15,704.96
PRESENT PROBABLE VALUE OF LAND ASSESSED	1,138.09 M²	40,000.00		4,55,23,600.00
PRESENT PROBABLE VALUE OF LAND & BUILDING ASSESSED				**5,96,39,304.96**

On the basis of available source in my opinion I assess the present probable value of above said property as on date is **Rs 596.39** Lac

e basis of available source in my opinion I assess the present probable realizable value of above said property as on date is **Rs 506.93** Lac

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DECLRATION FROM THE VALUER-APPENDIX-V

reby declare that-

The information furnished in my valuation report dated 09-11-2022 is true and correct to the best of my knowledge and belief, and I have made an impartial and True valuation of the property

I have no direct or indirect interest in the property valued

I have personally inspected the property on 09-11-2022 The work is not sub contracted to any other Valuer and carried out by myself.

d I have not been convicted of any offence and sentence to a term of imprisonment.

e I have not been guilty of misconduct in my professional capacity.

f I Have read the handbook on policy, Standards and procedure for real estate valuation,2011 of IBA and this report is in conformity to the standard enshrined for valuation in Part B of above handbook to the best of my ability

g I have read the International Valuation Standards(IVS) and the report submitted to the bank for the respective asset class is in conformity to the standards as enshrined for the valuation in the IVS in General Standards and Asset Standards as applicable.

h I abide by the Model code of conduct for empanelment of the valuer in the Bank

i I am registered under section 34AB of the wealth Tax Act,1957

j I am Proprietor of the Firm, who is competent to sign this valuation report.

k Further ,I hereby provide the following information

S.NO	Particulars	Valuer Comments
1	Background information of asset being valued	Check the Sale deed
2	Purpose of valuation and appointing authority	Punjab National Bank,Sastra,Ghaziabad
3	Identity of the valuer and any other experts involved in the valuation	Not Applicable
4	disclosure of valuer interest or conflict, if any	Not Applicable
5	Date of appointment	08-11-2022
	Valuation date	09-11-2022
	Date of report	09-11-2022
6	Inspections and / or investigations undertaken	Site and Physical Verification
7	Nature and sources of the information used or relied upon	Local residents/property dealers/Web Sites
8	Procedure adopted in carrying out the valuation and valuation standards followed	Land & Building Method with straight line Depreciation
9	Restriction on use of the report, If any	Possession of any copy of this opinion does not carry with it the right of publication, nor may be used for any purpose by any one,except for the purpose mentioned in the report
10	Major factors that were taken into account during valuation	Checking physical Possession,Specification of Structure
11	Caveats, limitation and disclaimers to the extent they explain or elucidate the limitations faced by the valuer,wehich shall not be for the purpose of limiting his responsibility for the valuation report	Due Delegency was adopted while assessing the value of the property.The Valuer/Appraiser, by any reason of this opinion, is not required to give testimony in court, with reference to the appraised property regarding ownership / mortage or any legal matters etc unless arrangements for such contingency have been previously agreed upon before allocation of assignment.The Physical condition of the improvement was passed on visual sight inspection.No Liability is assumed for the soundness of the swtructure,since no engineering test were made to the property.

Date 09-11-2022
Place Ghaziabad

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MODEL CODE OF CONDUCT FOR VALUER-APPENDIX-VI

Integrity and Fairness

1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5 A valuer shall keep public interest foremost while delivering his services.
6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external
15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18 As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his / its decisions and actions.

22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

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24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

fts and Hospitality

25 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

muneration and Costs

27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

ccupation,employability and restrictions

29 A valuer shall refrain from accepting too many assignments. If he / it is unlikely to be able to devote adequate time to each of his / its assignments

30 A Valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession

ate 09-11-2022
lace Ghaziabad

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Signature

Photograph of the Property at the Time of Visit

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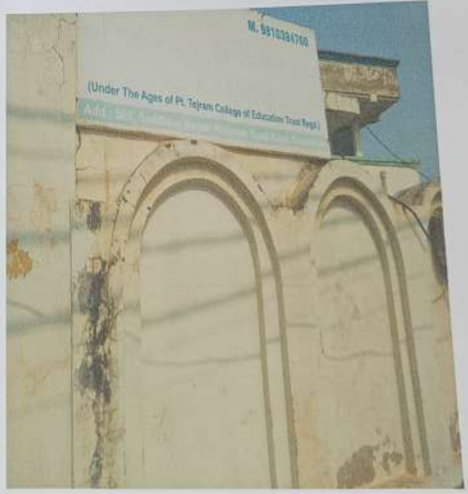

Signature of Borrower / s

Signature of Sanctioning Authority / Manager