

VALUATION REPORT

"BHARAT HEART & SUPER SPECIALITY HOSPITAL"

OF Land & Building (Commercial Use)

FOR Sh. Dr. Chetan Swaroop Sharma S/o Sh. Jagdish Chandra Sharma, Smt. Jagatamba Sharma W/o Sh. Dr. Chetan Swaroop Sharma & Sh. Ishan Sharma S/o Sh. Dr. Chetan Swaroop Sharma

LOCATION Velmed Hospital, Mauza- Bharuwalagranti (Cantonment Area), Pargana Centraldoon, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

PURPOSE For Bank Loan From Punjab National Bank, MCC Branch Dehradun

Fair Market value of Property (Land & Building) ₹ 385532276.00

Rupees Thirty Eight Crore Fifty Five Lacs Thirty Two Thousand Two Hundred Seventy Six Only.

Realizable Value of Property (Land & Building) ₹ 346979048.00

Rupees Thirty Four Crore Sixty Nine Lacs Seventy Nine Thousand Forty Eight Only.

Panel Architect of:

- Indian 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
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- Union Bank of India

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- The Nainital Bank Ltd.

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





M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APPR. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

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

Date: November 5, 2021
Ref. No.: MSN/Val-2460/21-22

To,

The AGM Punjab National Bank, MCC Branch Dehradun

Subject :- Valuation report of property (Land & Building) of Sh. Dr. Chetan Swaroop Sharma S/o Sh. Jagdish Chandra Sharma, Smt. Jagatamba Sharma W/o Sh. Dr. Chetan Swaroop Sharma & Sh. Ishan Sharma S/o Sh. Dr. Chetan Swaroop Sharma, R/o- 55, EC Road, Tehsil & Distt- Dehradun, Uttarakhand

This is to certify that immovable property (Land & Building) situated in - Velmed Hospital, Mauza-Bharuwalagranti (Cantonment Area), Pargana Centraldoon, Tehsil- Dehradun, Distt- Dehradun, Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- a) The aforesaid Land & Building is situated in Registry 1:- Khasara No. 192 Area 977.77 Sq.m., Registry 2:- Khasara No. 192 Area 96.02 Sq.m., Registry 3:- Khasara No. 190 Area 653 Sq.m. & Khasara No. 192 Area 868 q.m. Total Area 1521 Sq.m. & Registry 4:- Khasara No. 192 Area 9.61 Sq.m. (Total Land Area is 2604.40 Sq.m.)
- b) The total land area is 2604.4 Sqm.

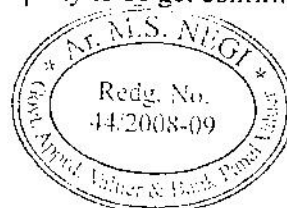
The land status is Commercial Use with fully ownership title as per land documents.

The Property is registered in the name of Sh. Dr. Chetan Swaroop Sharma S/o Sh. Jagdish Chandra Sharma, Smt. Jagatamba Sharma W/o Sh. Dr. Chetan Swaroop Sharma & Sh. Ishan Sharma S/o Sh. Dr. Chetan Swaroop Sharma in Registry 1:- Bahi No. 1, Zild No. 5675, Page No. 227-266 in Serial No. 8354 on Dated 07.11.2014, Registry 2:- Bahi No. 1, Zild No. 1075, Page No. 327-354 in Serial No. 6231 on Dated 02.12.2015, Registry 3:- Bahi No. 1, Zild No. 6127, Page No. 35-110 in Serial No. 9400 on Dated 07.11.2014 & Registry 4:- Bahi No. 1, Zild No. 6129, Page No. 43-58 in Serial No. 9435 on Dated 07.11.2014 as per registered Sale Deed & Partnership Deed on dated 01.09.2016.

As on date Fair Market Value, Realizable Value, Force Value and Guideline Value of the property as Govt. approved Circle rate are as follow:

Fair Market value of Property (Land & Building)	₹ 385532276.00
Rupees Thirty Eight Crore Fifty Five Lacs Thirty Two Thousand Two Hundred Seventy Six Only.	
Realizable Value of Property (Land & Building)	₹ 346979048.00
Rupees Thirty Four Crore Sixty Nine Lacs Seventy Nine Thousand Forty Eight Only.	
Force Sale/ Distress Value of Property (Land & Building)	₹ 308425821.00
Rupees Thirty Crore Eighty Four Lacs Twenty Five Thousand Eight Hundred Twenty One Only.	
Guideline value of the property as per Govt. approved Circle Rate	₹ 265469436.00
(Land & Building)	
Rupees Twenty Six Crore Fifty Four Lacs Sixty Nine Thousand Four Hundred Thirty Six Only.	

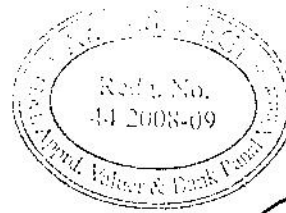
It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.



Declaration:-

I hereby declare that-

- a) The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- b) I have no direct and indirect interest in the property valued.
- c) I have personally inspected the property November 1, 2021
- d) My registration with State Chief Commissioner of Income tax is valid as on date.



A handwritten signature in black ink, appearing to read "Ar. M.S. Negi".

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

Date: November 5, 2021
Place: Dehradun

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

(Applicable in borrowal accounts where aggregate credit limits are above ₹10.00 Lac OR anticipated value of immovable property to be mortgaged / charged is above ₹ 20.00 Lac)

Ref. No.: MSN/Val-2460/21-22

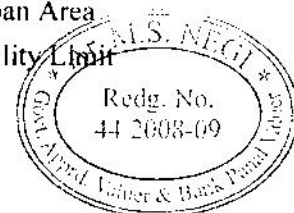
Date: November 5, 2021

A- INTRODUCTION:-

- | | |
|---|--|
| 1 Name of Valuer | : Ar. M.S. Negi |
| 2 Date of Inspection | : November 1, 2021 |
| 3 Title Deed Number & Date | : Mention in Page No. 1 |
| 4 Date of Valuation | : November 5, 2021 |
| 5 Purpose of Valuation | : To assess the present day fair market value of the property |
| 6 Name of Property Owner/s (Details of Share of Each owner in Case of Joint & Co-ownership) | : Sh. Dr. Chetan Swaroop Sharma S/o Sh. Jagdish Chandra Sharma, Smt. Jagatamba Sharma W/o Sh. Dr. Chetan Swaroop Sharma & Sh. Ishan Sharma S/o Sh. Dr. Chetan Swaroop Sharma (Jointly Owned) |
| Phone No. | : 9675335843 |
| 7 Name of Bank/ FI as applicable | : Punjab National Bank, MCC Branch Dehradun |
| 8 Name of Developer of the Property (in case of developer built properties) | : Self Developed |
| 9 Whether occupied by the owner/tenant? If occupied by tenant, since how long? | : Owner |

B- PHYSICAL CHARACTERISTICS OF THE PROPERTY

- | | |
|---|--|
| 1 Location of the property in the city | |
| Plot No./Survey No. | : Registry 1:- Khasara No. 192 Area 977.77 Sq.m., Registry 2:- Khasara No. 192 Area 96.02 Sq.m., Registry 3:- Khasara No. 190 Area 653 Sq.m. & Khasara No. 192 Area 868 q.m. Total Area 1521 Sq.m. & Registry 4:- Khasara No. 192 Area 9.61 Sq.m. (Total Land Area is 2604.40 Sq.m.) |
| Door No. | : N.A. |
| T.S. No./Village | : Velmed Hospital, Mauza- Bharuwalagant (Cantonment Area), Pargana Centraldoon |
| Ward/Taluka | : Dehradun |
| Mandal /District | : Dehradun |
| State | : Uttarakhand |
| 2 Municipal Ward No. | : N.A. |
| 3 City / Town / Village | : Town |
| Residential Area | : No |
| Commercial Area | : Yes |
| Industrial Area | : No |
| 4 Classification of the Area | : |
| High/ Middle/Poor | : Middle Class |
| Metro/ Urban/ Semi Urban/ Rural | : Semi Urban Area |
| 5 Coming Under Corporation Limit/ Village Panchayat/ Municipality | : Municipality Limit |



- 6 Postal address of the property : Velmed Hospital, Mauza- Bharuwalagrath (Cantonment Area), Pargana Centraldoon, Tehsil- Dehradun, Distt.- Dehradun, Uttarakhand
- 7 Latitude, Longitude and Coordinates of the Site : As per Enclosure "C"
- 8 Area of the plot/land (supported by a plan) : 2604.4 Sqm.
- 9 Layout plan of the layout in which the property is located : Location Plan Attached ENCLOSURE-'B'
- 10 Development of Surrounding Areas : Other commercial property surrounding area
- 11 Details of Roads abutting the Property : Connected with Turner Road from West Side.
- 12 Whether covered under any State/ Central Govt. Enactments(e.g. Urban Land Ceiling Act) or Notified under agency area/scheduled area/ cantonment area : No
- 13 In Case it is an agricultural land, any conversion to house site plots is contemplated. : Commercial Use
- 14 Description of Adjoining properties

	<u>As per Registry 1 :-</u>	<u>As per Registry 2 :-</u>
East side	Land of Seller	Land of Seller
West side	Land of Buyer	Land of Buyer
North side	Land of Seller	Land of Seller
South side	Land of Neelam Misal	Land of Neelam Misal

	<u>As per Registry 3 :-</u>	<u>As per Registry 4 :-</u>
East side	Land of Seller	Land of Seller
West side	Turner Road	Land of Buyer
North side	Land of Seller	Land of Seller
South side	Land of Neelam Misal	Land of Neelam Misal

	<u>As per Actual Site :-</u>
East side	Land of Other
West side	38 ft Wide Turner Road
North side	Property of Mahesh Pandey & Partly Plot of Other
South side	Land of Other



15 Dimensions :-

	<u>As per Registry 1 :-</u>	<u>As per Registry 2 :-</u>
East side	99'-11"	99'-5"
West side	98'-4"	99'-11"
North side	93'-0"	10'-0"
South side	121'-6"	8'-0" & Partly 2'-9"

	<u>As per Registry 3 :-</u>	<u>As per Registry 4 :-</u>
East side	98'-4"	99'-11"
West side	100'-10"	99'-11"
North side	166'-9"	1'-6"
South side	168'-3"	1'-6"

	<u>As per Actual Site :-</u>
East side	30.30 Mtr.
West side	30.51 Mtr.
North side	83.18 Mtr.
South side	91.71 Mtr.

16 Survey no. if any : Khasara No. 190 & 192

17 Type of Building(Residential/ Commercial/ Industrial : Commercial Building

18 Details of the building/buildings and other improvements in terms of area, height, no. of floors, plint area floor wide, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations.

19 Plinth Area : 1149.81 Sq.m.

Carpet Area : 5870.58 Sq.m.

Saleable Area : 2604.40 Sq.m.

20 Any other aspect : No

C- TOWN PLANNING PARAMETERS

1 Master plan provisions related to the property in terms of land use : Commercial Use

2 Date of Issue and Validity of Layout of approved / Plan : Letter No. 124/CBD on Dated 29.11.2014

3 Approved Map/ Plan issuing Authority : Map Approved from Cantonment Board, Dehradun

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 | : Cantonment Board, Dehradun |
| 7 Development controls | : Cantonment Board, Dehradun |
| 8 Zoning regulations | : Cantonment Board, Dehradun |
| 9 FAR/FSI permitted and consumed | : Permitted 1.10, Consumed- 2.77 |
| 10 Ground coverage | : 44.14% |
| 11 Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. | : As per building bye-law |
| 12 Comment on surrounding land uses and adjoining properties in terms of usage | : Commercial Property situated at this locality |
| 13 Comment on unauthorized constructions if any | : No |
| 14 Comment on demolition proceedings if any | : No |
| 15 Comment on compounding/ regularisation proceedings | : No |
| 16 Comment on whether OC has been issued or not | : Yes |
| 17 Any other aspect | : No |

D- LEGAL ASPECTS OF THE PROPERTY

- | | |
|---|--|
| 1 Ownership documents | : Copy of Sale Deed, Partnership Deed & Building Map |
| 2 Names of Owner/s (in case of Joint or co-ownership, whether the shares are undivided or not?) | : Sh. Dr. Chetan Swaroop Sharma S/o Sh. Jagdish Chandra Sharma, Smt. Jagatamba Sharma W/o Sh. Dr. Chetan Swaroop Sharma & Sh. Ishan Sharma S/o Sh. Dr. Chetan Swaroop Sharma (Jointly Owned) |
| 3 Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property. | : No |
| 4 Comment on whether the IP is independently accessible? | : Yes |
| 5 Title verification | : As per legal advisor |
| 6 Details of leases if any, | : No |
| 7 Ordinary status of freehold or leasehold including restrictions on transfer | : Free hold |
| 8 Agreements of easements if any, | : No |
| 9 Notification for acquisition if any, | : No |
| 10 Notification for road widening if any, | : Yes, 5% road widening for 5-12 mtr. wide road |
| 11 Possibility of Frequent flooding/submerging | : No |
| 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 seacoast / tidal level must be incorporated) | : No |



- 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 : To be done borrower.
- 14 Comment on transferability of the property ownership : As per Legal report
- 15 Comment on existing mortgages / charges / encumbrances on the property if any : No
- 16 Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be. : No
- 17 Building plan sanction, illegal constructions if any done without plan sanction/violations. : No
- 18 Any other aspect. : No

E- ECONOMIC ASPECTS OF THE PROPERTY

- 1 Details of Ground rent payable : N.A.
- 2 Details of monthly rents being received, if any : N.A.
- 3 Taxes and other outgoings : N.A.
- 4 Property insurance : N.A.
- 5 Monthly maintenance charges : N.A.
- 6 Security charges, etc. : N.A.
- 7 Any other aspect. : N.A.

F- SOCIO CULTURAL ASPECTS OF THE PROPERTY

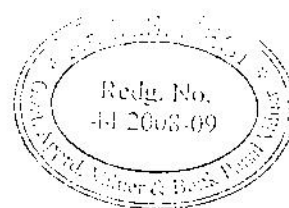
Descriptive account of the location of the property in terms of:

- 1 Social structure of the area : Commercial Property situated at this locality
- 2 Population : As per site
- 3 Social Stratification : Average
- 4 Regional origin : Plain Region
- 5 Age groups : Different age group
- 6 Economic levels : Goods
- 7 Location of slums/squatter settlements nearby : No

G- FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

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

- 1 Space allocation : Yes
- 2 Storage spaces : Yes
- 3 Utility of spaces provided within the building : Yes
- 4 Any other aspect : No



H- INFRASTRUCTURE AVAILABILITY

A) Description of aqua infrastructure availability in terms of

- | | |
|--------------------------|-------|
| 1. Water supply | : Yes |
| 2. Sewerage/sanitation, | : Yes |
| 3. Storm water drainage, | : No |

B) Description of other physical Infrastructure facilities viz.

- | | |
|--|--|
| 1. Solid waste management | : No |
| 2. Electricity | : Yes |
| 3. Roads and public transportation connectivity | : Yes |
| 4. Availability of other public utilities nearby | : Basic civic amenities are within 500 mtr. approx |

C) Social infrastructure in terms of

- | | |
|--|---------------------------|
| 1. Schools | : Within 500 mtr. approx |
| 2. Medical facilities | : Nearby |
| 3. Recreation facilities in terms of parks and open spaces | : Open space near to site |

I- MARKETABILITY OF THE PROPERTY

Analysis of the market for the property in terms of:

- | | |
|---|---|
| 1 Locational attributes | : Other commercial property in locality |
| 2 Scarcity | : No |
| 3 Demand and supply of the kind of subject property | : Good Demand of similar property |
| 4 Comparable sale prices in the locality | : ₹ 65000 to 62000 Sq.m. |

J ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

Description of engineering and technology aspects to include:

- | | |
|--|---|
| 1- Type of construction | : Load Bearing brick wall with RCC column |
| 2- Material and technology used, | : Cast-in-citu |
| 3- Specifications | : Average |
| 4- Maintenance issues | : No |
| 5- Age of the Building | : 5 Years |
| 6- Total life of the building | : 70 Years |
| 7- Extent of deterioration | : 0.950 |
| 8- Structural Safety | : To be done by Structural Engg. |
| 9- Protection against natural disasters ViZ earthquakes | : Yes |
| 10- Visible damage in the building if any | : Not seen during Visit |
| 11- Common facilities viz lift, water pump, Lights, Security system | : No |
| 12- System of air- conditioning | : Yes |
| 13- Provision for fire fighting (copies of plans and elevation of the building to be | : No |



K- ENVIRONMENTAL FACTORS

- 1- Use of environment friendly building material, Green building techniques if any. : No
- 2- Provision of Rain Water harvesting : No
- 3- Use of Solar heating and Lighting system, etc Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic etc. : No

L- ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

- 1- 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. : Modern Building

M- In case of valuation of industrial property : This property is for commercial purpose

- 1- Proximity to residential areas : -
- 2- Availability of public transport facilities : -

Date: November 5, 2021
Place: Dehradun



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

N- VALUATION

Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

: As per Annexure

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rupees 385532276.00 /- Only, prevailing market rate along with details/ reference of at least two latest deals/ Transactions with respect to adjacent properties in the areas. The reference should be of properties/ Plots of similar size/ area and same use as the land being valued). The Other details are as under:

TECHNICAL DETAILS:

A) Value of Land:

Total Land area 2604.4 Sqm. (as per land documents)

As per Govt. apprd. Circle rate of the property in the locality, by Distt. Collector Dehradun on dated 13 January 2020

As per Notification, the area belongs to Semi Urban Area having Govt., Circle rate, @Rs.18900/- per Sq. m.

Hence land value = (2604.4 x 18900/-) **₹ 49223160.00**

Fair Market Value of land, mainly depends upon:-

- # its shape, Size and Surroundings. # Its approach conditions.
- # Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 18000.00/- per Sq.m. for non-agriculture land of the given locality/area. The aforesaid property is connected with Turner Road from West Side. So, there will be 5% increase in basic circle rate for road widening hence rates are Rs. 18900.00/- per Sq.m. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for commercial type of activities. The above factors appreciate the rates of the property.

Therefore land has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 65000 to 62000 per Sq.m.

Therefore considering the average realizable market Rate @ Rs. 65000 Sq.m. for valuation purpose.



Fair market value of Property (Land Only)

₹ =(2604.4 X 65000)

₹ 169286000.00

Value of Building

₹ 216246276.00

- i **Date of purchase of Immovable Property** : above
ii **Purchase price of Immovable Property** : ₹ 26,373,000.00
iii **Book Value of Immovable Property** : ₹ 26,373,000.00
iv **Fair Market value of Property (Land & Building)** ₹ 385532276.00

Rupees Thirty Eight Crore Fifty Five Lacs Thirty Two Thousand Two Hundred Seventy Six Only.

- v **Realizable Value of Property (Land & Building)** ₹ 346979048.00

Rupees Thirty Four Crore Sixty Nine Lacs Seventy Nine Thousand Forty Eight Only.

- vi **Force Sale/ Distress Value of Property (Land & Building)** ₹ 308425821.00

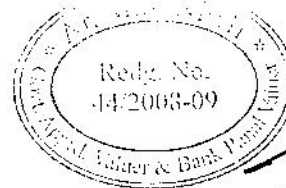
Rupees Thirty Crore Eighty Four Lacs Twenty Five Thousand Eight Hundred Twenty One Only.

- vii **Guideline Value of Property (Land & Building)** ₹ 265469436.00

Rupees Twenty Six Crore Fifty Four Lacs Sixty Nine Thousand Four Hundred Thirty Six Only.

Date- November 5, 2021

Place- Dehradun

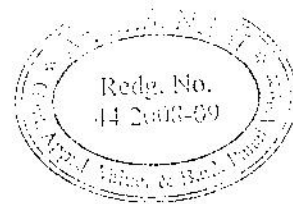


Ar. M. S. NEGI
Signature and seal of
Registered Valuer

FORMAT-B
DECLARATION FROM VALUERS

I hereby declare that

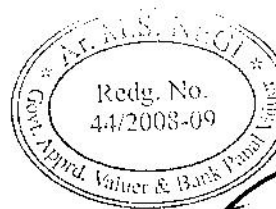
- a) The information furnished in November 5, 2021 is true and correct my valuation report dated to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have personally inspected the property on dated NOVEMBER 4, 2021 The work is not subcontracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the 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 valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Format - F signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.



S.N.	Particulars		Valuer Comment
1-	Background information of the asset being valued;	:	Approach Road Distance, Basic Amenities & Location
2-	Purpose of valuation and appointing authority	:	For Bank Loan purpose from Punjab National Bank, MCC Branch Dehradun
3-	Identity of the valuer and any other experts involved in the valuation;	:	M.S. Negi & Associates, Dehradun
4-	Disclosure of valuer interest or conflict, if	:	No
5-	Date of appointment, valuation date and date of report;	:	November 5, 2021
6-	Inspections and/or investigations undertaken;	:	M.S. Negi & Associates (Site Engineer- Er. Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	:	Rates are taken according to site visit
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	:	Plinth Area Rate Concept
9-	Restrictions on use of the report, if any;	:	It is only for Punjab National Bank, MCC Branch Dehradun
10-	Major factors that were taken into account during the valuation;	:	Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property .
11-	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	:	-

Date- November 5, 2021

Place- Dehradun



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

MODEL CODE OF CONDUCT FOR VALUERS

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

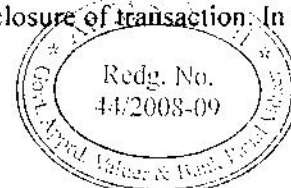
- 1) A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A valuer 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.

Professional Competence and Due Care

- 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 influences.
- 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 authorised by the authority, the registered valuers organisation 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 organisation with which he/it is registered, or any other statutory regulatory body.
- 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.

Gifts and hospitality:

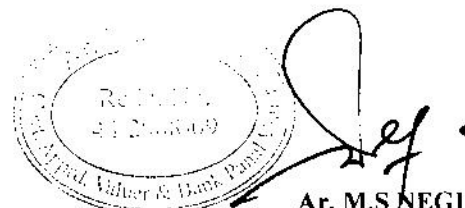
- 25) A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- 26) Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 27) 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.

Remuneration and Costs.

- 28) 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.
- 29) 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.

Occupation, employability and restrictions.

- 30) 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.
- 31) A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



Ar. M.S NEGI

Signature and seal of
Registered Valuer

Date- November 5, 2021

Place- Dehradun

(I)-BUILDING

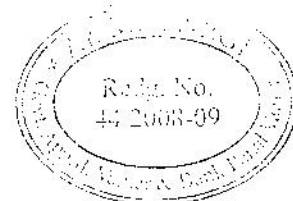
- 1- Type of construction : Load Bearing brick wall with RCC column
- 2- Quality of construction : Average
- 3- Appearance of construction : Average
- 4- Maintenance of Building : Average
- 5- Plinth Area : As below

Floor	Year of construction (as reported / as per actual observation / as per deed)	Roof	Plinth Area		
			Main Portion	Canti levered portion	Total A+50% of B
			A	B	C
Basement	2016	317.25 Sq.m.	317.25 Sq.m.	0.00 Sq.m.	317.25 Sq.m.
Ground Floor	2016	1149.81 Sq.m.	1149.81 Sq.m.	0.00 Sq.m.	1149.81 Sq.m.
First Floor	2016	1145.36 Sq.m.	1145.36 Sq.m.	0.00 Sq.m.	1145.36 Sq.m.
Second Floor	2016	1128.30 Sq.m.	1128.30 Sq.m.	0.00 Sq.m.	1128.30 Sq.m.
Third Floor	2016	1161.03 Sq.m.	1161.03 Sq.m.	0.00 Sq.m.	1161.03 Sq.m.
Fourth Floor	2016	1161.03 Sq.m.	1161.03 Sq.m.	0.00 Sq.m.	1161.03 Sq.m.
Fifth Floor	2016	1161.03 Sq.m.	1161.03 Sq.m.	0.00 Sq.m.	1161.03 Sq.m.
	TOTAL	7223.81 Sq.m.	7223.81 Sq.m.	0.00 Sq.m.	7223.81 Sq.m.

6- Drawing Approval

(Discuss on the building approval, reference, violations observed, consequences of violation etc.)

: Building Map Approved from
Cantonment Board, Dehradun &
Letter No. 124/CBC on Dated
29.11.2014



Details of valuation

S.N.	Particulars of items	Plinth Area (Sq.m.)	Roof Ht. (ft)	Age of Building (in 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>
1-	Basement	317.25	3.65	5	16000.00
2-	Ground Floor	1149.81	3.65	5	28000.00
3-	First Floor	1145.36	3.65	5	26000.00
4-	Second Floor	1128.30	3.65	5	28000.00
5-	Third Floor	1161.03	3.65	5	29500.00
6-	Fourth Floor	1161.03	3.65	5	31500.00
7-	Fifth Floor	1161.03	3.65	5	32500.00

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>
Basement	5076000.00	253800.00	4822200.00
Ground Floor	32194680.00	1609734.00	30584946.00
First Floor	29779360.00	1488968.00	28290392.00
Second Floor	31592400.00	1579620.00	30012780.00
Third Floor	34250385.00	1712519.00	32537866.00
Fourth Floor	36572445.00	1828622.00	34743823.00
Fifth Floor	37733475.00	1886674.00	35846801.00
Total			196838808.00



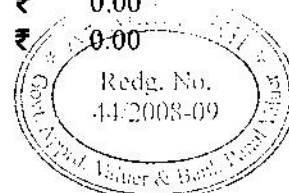
VALUATION BUILDING

Description	Ground Floor	First Floor	Second & Other Floor
Specification			
Foundation	Raft footing foundation	-	-
Basement	Yes	-	-
Floor Finish	Tiles Flooring	Tiles Flooring	Tiles Flooring
Super Structure	Load Bearing structure	Load Bearing structure	Load Bearing structure
Roof	RCC Roofing	RCC Roofing	RCC Roofing
Doors	Hardware Flush Door, UPVC & Glass Door	Hardware Flush Door, UPVC & Glass Door	Hardware Flush Door, UPVC & Glass Door
Windows	Sheesham/Teek Wooden Window	Sheesham/Teek Wooden Window	Sheesham/Teek Wooden
Weathering course	Wall plastered with duly paint	Wall plastered with duly paint	Wall plastered with duly paint

(II)-AMENITIES, SERVICES & EXTRA ITEMS

(Value after Depreciation)

1- Ornamental front / Pooja door	:	₹	0.00
2- Open staircase	:	₹	150000.00
3- Wardrobes, showcases, wooden cupboards	:	₹	0.00
4- Interior decorations	:	₹	1500000.00
5- Architectural Elevation work	:	₹	1000000.00
6- False ceiling works	:	₹	500000.00
7- Separate lumber room	:	₹	250000.00
8- Separate Toiler room	:	₹	50000.00
9- Water supply arrangements	:	₹	0.00
Open well	:	₹	0.00
Electric Pannel	:	₹	2500000.00
Chiller Plant	:	₹	1200000.00
DG Set	:	₹	1500000.00
Lift	:	₹	2000000.00
Deep bore	:	₹	250000.00
Hand pump	:	₹	0.00
Motor	:	₹	200000.00
Corporation Tap	:	₹	100000.00
Fire Fighting Tank	:	₹	1000000.00
Overhead water tank	:	₹	3000000.00
10- Drainage arrangements	:	₹	0.00
Septic tank	:	₹	0.00
Underground sewerage	:	₹	0.00



11- Compound Wall	225.706 R.mt. @ 3000 per R.mt.	: ₹ 677118.00
12- Pavements	1164.28 Sq.mt.@ 1250 per Sq.mt.	: ₹ 1455350.00
13- Steel Gate	25 Sq.mt.@ 3000 per Sq.mt.	: ₹ 75000.00
14- E. B. Deposits, water deposits, drainage deposits etc.		: ₹ 0.00
15- Any other (Land Development)		: ₹ 2000000.00
TOTAL (AMENITIES, SERVICES & EXTRA ITEMS)		: ₹ 19407468.00

TOTAL VALUE

(I)-BUILDING	₹ 196838808.00
(II)-AMENITIES, SERVICES & EXTRA ITEMS	₹ 19407468.00
TOTAL	₹ 216246276.00
SAY	₹ 216246276.00
Rupees Twenty One Crore Sixty Two Lacs Forty Six Thousand Two Hundred Seventy Six Only.	

Date- November 5, 2021
Place- Dehradun




Ar. M S NEGI
 Signature and seal of
 Registered Valuer

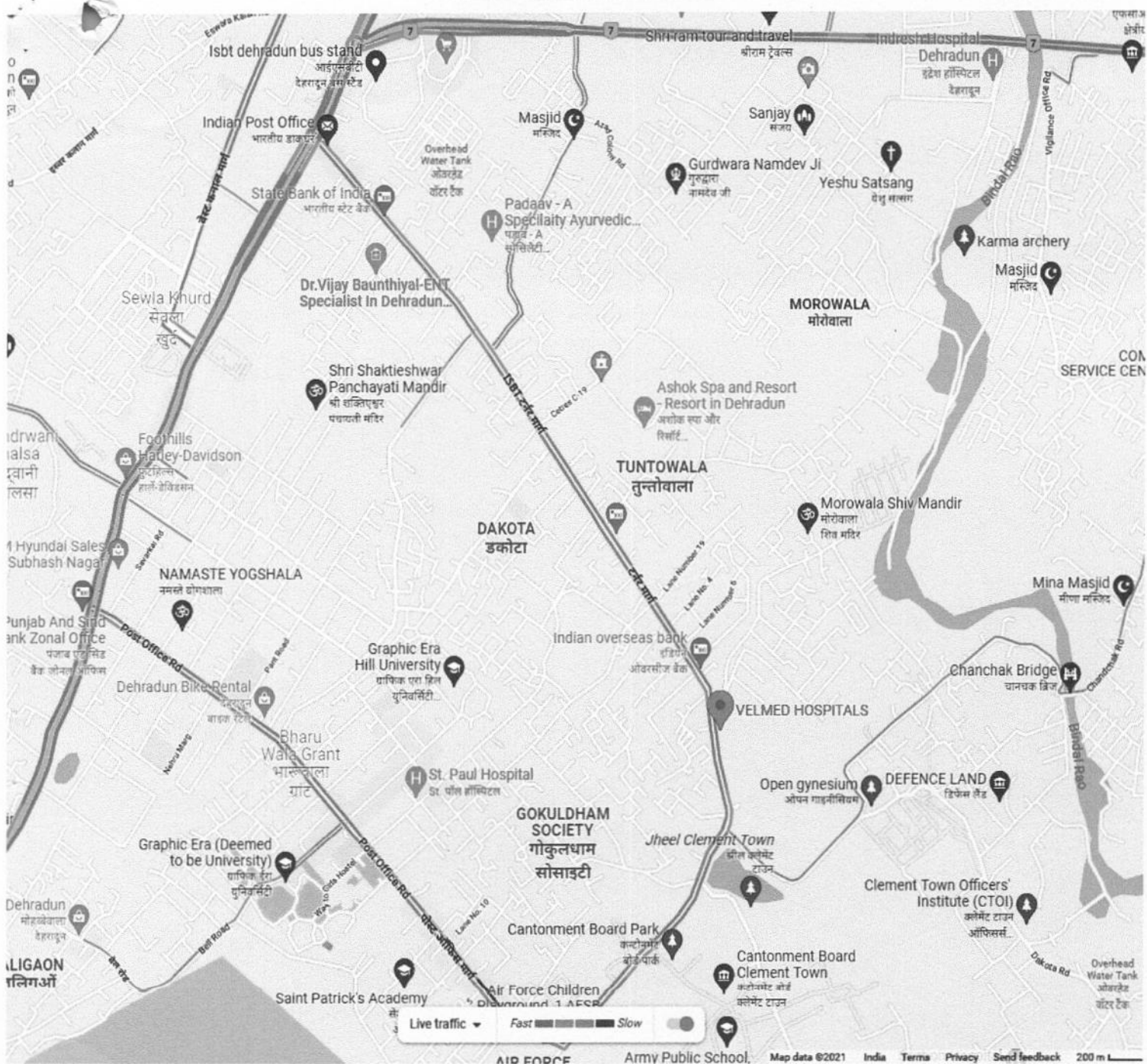
CIRCLE RATE

21

2	धर्मपुर सब्जी मण्डी चौराहे से जल्मी रोड के चौराहे तक सड़क से 100 मीटर दूरी तक (नेहरु कालोनी क्षेत्र की ओर पडने वाला क्षेत्र)	18000	32000	73000	66000	12000	10000
3	पोडोड रोड (सुभाष नगर क्षेत्र)	18000	32000	73000	66000	12000	10000
4	टनर रोड (क्लेमनटाउन क्षेत्र)	18000	32000	73000	66000	12000	10000
5	कुष्मा विहार	18000	32000	73000	66000	12000	10000
6	आनन्द विहार	18000	32000	73000	66000	12000	10000
7	इजीनियर्स इन्कलेव जाखन क्षेत्र	18000	32000	73000	66000	12000	10000
8	दुन विहार	18000	32000	73000	66000	12000	10000
9	असल ग्रीन पैली	18000	32000	73000	66000	12000	10000
10	भागीरथीपुरम-जाखन क्षेत्र	18000	32000	73000	65000	12000	10000
11	दिलाराम बाजार	18000	32000	73000	66000	12000	10000
12	ओल्ड सर्वे रोड	18000	32000	73000	66000	12000	10000
13	विदेश संचार कालोनी	18000	32000	73000	66000	12000	10000
14	आयकर कालोनी	18000	32000	73000	66000	12000	10000
15	मेहल कालोनी (सीड ब्लॉक)	18000	32000	73000	66000	12000	10000
16	इन्द्रा मार्केट	18000	32000	73000	66000	12000	10000
17	कचहरी रोड	18000	32000	73000	65000	12000	10000
18	नरदेव शास्त्री मार्ग	18000	32000	73000	66000	12000	10000
19	पत रोड	18000	32000	73000	66000	12000	10000
20	कॉन्वेन्ट रोड	18000	32000	73000	66000	12000	10000
21	न्यू रोड	18000	32000	73000	66000	12000	10000
22	पटेल रोड	18000	32000	73000	66000	12000	10000
23	अस्तारी रोड	18000	32000	73000	66000	12000	10000

(वीर सिंह गुदियाल)
अपर जिलाधिकारी (विा एवं राजस्व)
देहरादून

LOCATION PLAN



Ar. M.S. NEGI

Signature and seal of
Registered Valuer

Date- November 5, 2021

Place- Dehradun

GOOGLE MAP

30.272257, 78.007728

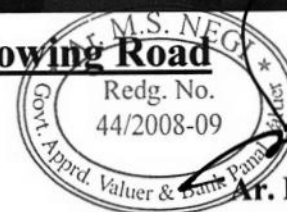


Ar. M.S. NEGI
Signature and seal of
Registered Valuer

Date- November 5, 2021

Place- Dehradun

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

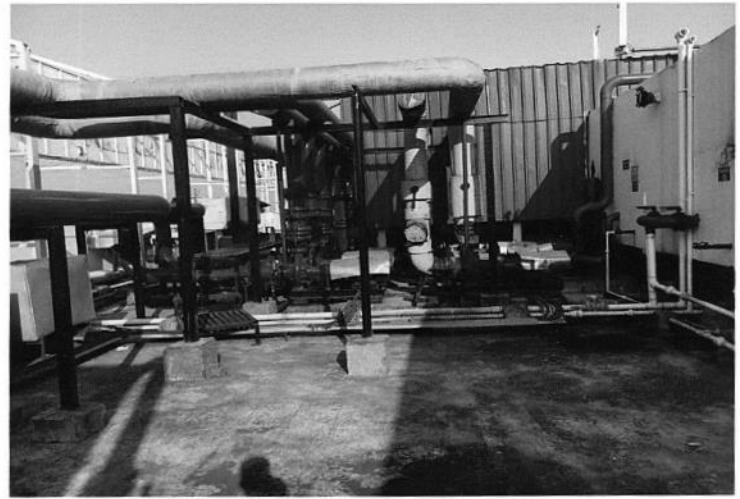
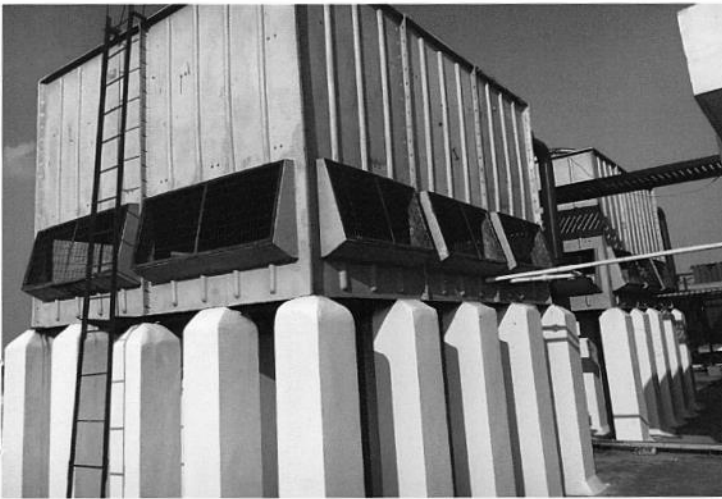
SITE PHOTOGRAPHSFront View & Side View of Property Showing Road

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

Date- November 5, 2021

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

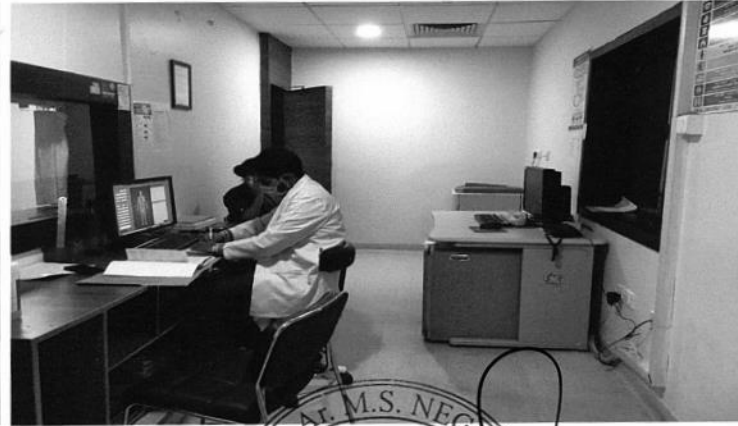
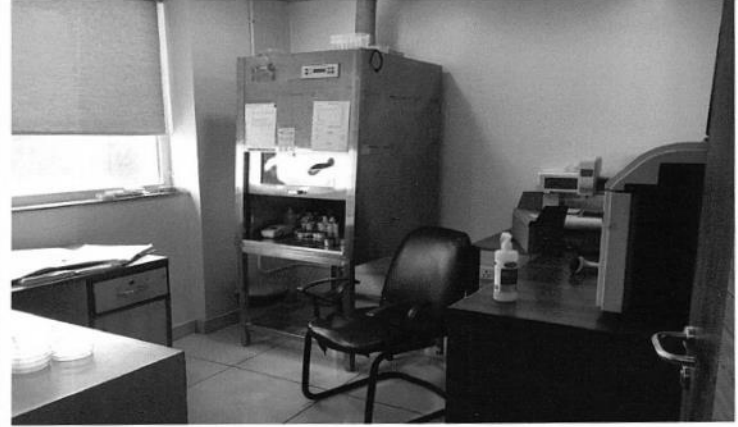
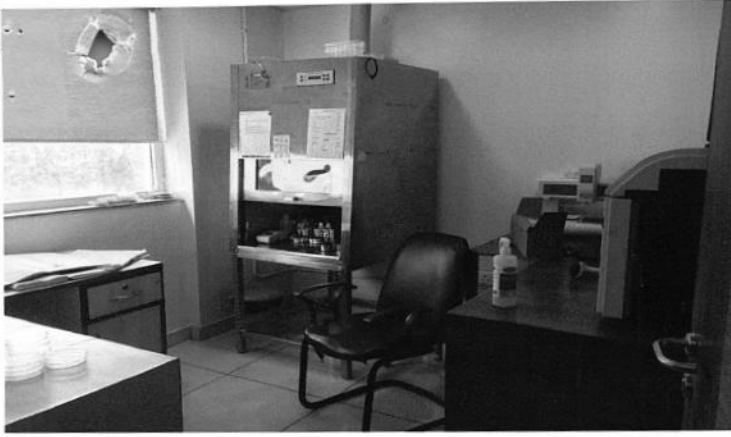
SITE PHOTOGRAPHS**Parking View of Property****Exterior View of Property****Terrace View of Property**

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

Date- November 5, 2021

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

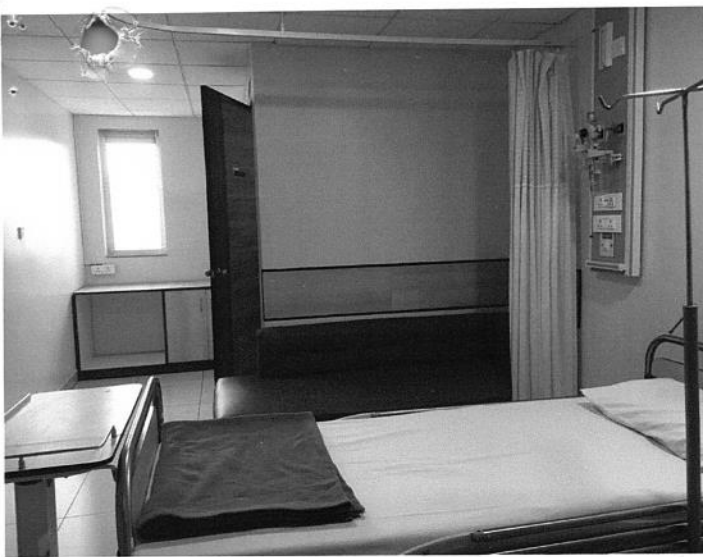
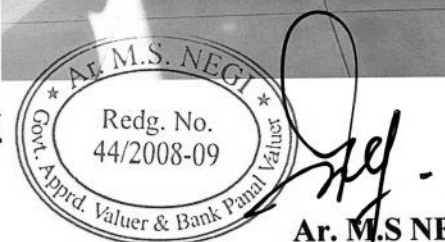
SITE PHOTOGRAPHS**Inner View of Property**

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

Date- November 5, 2021

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

SITE PHOTOGRAPHSInner View of Property

Ar. M.S NEGI
Signature and seal of
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Date- November 5, 2021

Place- Dehradun

M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

SITE PHOTOGRAPHSInner View of Property

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