



Date.....

14.09.2020

BANK: State Bank of India

BRANCH: Jansath Road, Muzaffarnagar

VALUATION REPORT (IN REPECT OF LAND / SITE AND BUILDING)

1.	GENERAL	
1.	Purpose for which the valuation is made	To find out fair Market value
2.	a) Date of inspection	13/09/2020
	b) Date on which the valuation is made	14/09/2020
3.	List of documents produced for perusal	
	1. Photostate copy of lease deed was produced for verification and according to it the deed is registered with Sub registrar Muzaffarnagar Vide Bahi no. 1, Zild no. 5777, Pg. no. 45-74, Serial no. 10857 Dtd. 20-09-10	
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)	Lessor : Alok Co- Operative Housing Society Ltd Muzaffarnagar Lessee: Sh. Punit Kr Jain S/o Late Sh. Jitendra Kr Jain A/c : Aroma Craft & Tissue Pvt. Ltd
5.	Brief description of the property	Plot only
6.	Location of property	Plot no 217, Phase II, (Kh no 498mi, Rakba Kukda) Mohalla Surendra Nagar, Muzaffarnagar
	a) Plot No. / Survey No.	
	b) Door No.	
	c) T.S. No. / Village	
	d) Ward / Taluka	
	e) Mandal / District	Distt. Muzaffarnagar
7.	Postal address of the property	Refer Pt. no. 6 (a+b+c)
8.	City / Town	Distt. Muzaffarnagar
	Residential Area	
	Commercial Area	Surrounded by residential area
	Industrial Area	



proved Valuer

Registration No.
MRT/Cat.-A/A-40/2002

Classification of the area																
i)	High / Middle / Poor	Middle Class														
ii)	Urban / Semi Urban / Rural	Urban														
Coming under Corporation limit / village Panchayat / Municipality		Within MDA														
Whether covered under any State /central Govt. enactments (e.g., Urban Land Ceiling Act) or notified area / cantonment area.		N.A														
12.	In case it is an agricultural land any conversion to house site plots is contemplated.	NA														
13.	Boundaries of the property <u>As per deed</u>	<u>As Per Actual</u>														
	North Land of other's	Land of other's														
	South 9.00 mtr wide rasta	9.00 mtr wide rasta														
	East Plot no 216	Plot no 216														
	West Plot no 218	Plot no 218														
14.1	Dimensions of the site	<table><tr><td>A</td><td>B</td></tr><tr><td>As per deed</td><td>As Per Actual</td></tr><tr><td>9.00 mtr</td><td>9.00 mtr</td></tr><tr><td>9.00 mtr</td><td>9.00 mtr</td></tr><tr><td>18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>162.00 Sq. mtr</td><td>162.00 Sq. mtr</td></tr></table>	A	B	As per deed	As Per Actual	9.00 mtr	9.00 mtr	9.00 mtr	9.00 mtr	18.00 mtr	18.00 mtr	18.00 mtr	18.00 mtr	162.00 Sq. mtr	162.00 Sq. mtr
A	B															
As per deed	As Per Actual															
9.00 mtr	9.00 mtr															
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18.00 mtr	18.00 mtr															
18.00 mtr	18.00 mtr															
162.00 Sq. mtr	162.00 Sq. mtr															
14.2	GPS Coordinates	29°27'14.4" N 77°43'49.0" E														
15.	Extent of the site	162.00 Sq. mtr														
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	162.00 Sq. mtr														



Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		At present Vacant
CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Middle Class
2.	Development of surrounding area	Developing
3.	Possibility of frequent flooding / sub-merging	Remote
4.	Feasibility to the civic amenities like School, Hospital, Bus stop, Market etc.	Within 4-5 K.M. Radius
5.	Level of land with topographical Conditions.	Leveled
6.	Shape of land & type of land	Regular, Leasehold
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	N.A
9.	Is plot in town planning approved layout?	No
10.	Corner plot or intermittent plot	Intermittent
11.	Road facilities	Yes
12.	Type of road available at present	BT
13.	Width of road – is it below 20' or more than 20'	9.00 mtr wide road in south
14.	Is it a Land – Locked land?	N.A.
15.	Water potentiality	Through own sources
16.	Underground sewerage system	No
17.	Is Power supply is available in the site	No
18.	Advantages of the site	Normal site
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 sea coast/ tidal level must be incorporated)	No
1.		



(Valuation of land)

Size of plot		
North & South		Refer Pg. no.2
East & West		
Total extent of the plot		162.00 Sq. mtr.
Prevailing market rate (Along with details/ reference of at least two latest deals/transaction with respect to adjacent properties in the areas)		Rs. 15000-16000/Sq. mtr.
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Rs. 12500/Sq. mtr (Code no. 0088, Pg. no. 37, part I Schedule circle rate of Muzaffar Nagar)
5. Assessed / adopted rate of valuation		Rs. 15000/ Sq. mtr.
6. Estimated value of land		Rs. 2430000.00

Part – B (Valuation of Building)

1. Technical details of the building		
a) Type of Building (Residential / Commercial / Industrial)		Plot only
b) Type of construction (Load bearing /RCC/Steel Framed)		Plot only
c) Year of construction		---do--
d) Number of floors and height of each floor including basement, if any		---do--
e) Plinth area floor – wise		---do--
f) Condition of the building		
i) Exterior – Excellent, Good, Normal, Poor		---do--
ii) Interior – Excellent, Good, Normal, Poor		---do--



	Date of issue and validity of layout of approved map/ plan	No details available
	Approved map/plan issuing authority	No details available
i)	Whether genuineness or authenticity of approved map or plan is verified	No details available
j)	Any other comments on authentic of approved plan	No details available

Specifications of construction (floor-wise) in respect of

S.NO.	Description	Ground floor
1.	Foundation	Plot only
2.	Basement	---do--
3.	Superstructure	---do--
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	---do--
5.	RCC Works	---do--
6.	Plastering	---do--
7.	Flooring, Skirting, dadoing	---do--
8.	Special finish as marble, granite, wooden, Paneling, grilles etc.	---do--
9.	Roofing including weather proof course	---do--
10.	Drainage	---do--
2.	Compound Wall	. No
	Height	. NA
	Type of construction	. NA



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Electrical Installation

Type of wiring

Class of fitting (superior / ordinary / poor)

Number of light points

Fan points

Spare plug points

Any Other item

Plumbing installation

a) No. of water closets and their type

b) No. of wash basins

c) No. of urinals

d) No. of bath tubs

e) Water meters

f) Any other fixtures



[Handwritten signature]

(Extra Items)

	(Amount in Rs.)
Ortico	Nil
Ornamental front door	Nil
Sit out / Verandah with steel grills	Nil
Overhead water tank -	Nil
Extra steel / collapsible gates	Nil
Total	Nil

Part - D (Amenities)

(Amount in Rs.)

Wardrobes	Nil
2 no. Modular Kitchen at GF & FF	Nil
Wall tiles in toilet + bathroom	Nil
Marble / ceramic tiles flooring	Nil
Interior decorations	Nil
Architectural elevation work	Nil
Paneling work	Nil
Aluminum works	Nil
Aluminum hand rails	Nil
False ceiling	Nil
Total	Nil

Part - E (Miscellaneous)

(Amount in Rs.)

1. Separate toilet room	Nil
2. Separate lumber room	Nil
3. Separate water tank / sump	Nil
4. Trees, gardening	Nil
Total	Nil

Part - F (Services)

1. Water supply arrangements	Nil
2. Drainage arrangements	Nil
3. Compound wall + Gate - L/s	Nil
4. C.B. deposits, fittings etc.	Nil
Pavement	Nil
Electric fittings	Nil
Total	0.00



Approved Valuer

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Total abstract of the entire property

Part-A	Land	:	Rs. 2430000.00
Part-B	Building	:	Rs. --
Part-C	Extra items	:	Rs. --
Part-D	Amenities	:	Rs. --
Part-E	Miscellaneous	:	Rs. --
Part-F	Services	:	Rs. --
	Total	:	Rs. 2430000.00
	Say	:	Rs. 24.30 Lacs

(Valuation: Here the approved valuer should discuss in detail his 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 and 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 to is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	Rs. 24.30 Lacs ✓	Rs. Twenty Four Lacs & Thirty Thousand only.
Realizable value of the above property is	Rs. 21.75 Lacs ✓	Rs. Twenty One Lacs & Seventy Five Thousand only.
Stress value of the above property is	Rs. 20.50 Lacs	Rs. Twenty Lacs & Fifty Thousand only.

Declaration from the valuer in Format E
Model code of conduct for valuer
Photograph + Key Plan of the property.

Place : Meerut



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Undersigned has inspected the property detailed in the valuation report dated 14/9/20 on . We
satisfied that the realizable value of the property is Rs. 22000 00/- (Rupees Twenty two lacs
only.)

Signature

(Name of the Branch Manager/ Cluster Head with official seal)

Date :

Encl :

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).



S.K. Jain

DECLARATION FROM VALUERS

by declare that-

The information furnished in my valuation report dated 14/09/2020 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 13/09/2020 The work is not sub-contracted to any other valuer and carried out by myself

I have not been convicted of any offence and sentenced to a term of Imprisonment;

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.

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. No.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Residential plot
2.	Purpose of valuation and appointing authority	To find out fair market value, appointing authority- State Bank of India, Jansath Road, Muzaffarnagar
3.	Identity of the valuer and any other experts involved in the valuation	ER. S.K. JAIN
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date of report	14/09/2020



Registration No.
MRT/Cat.-A/A-40/2002

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s and disclaimers to the extent they explain or
tions faced by valuer, which shall not be for
ing his responsibility for the valuation report.



MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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 endeavor 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

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 related to the valuation assignment or not.

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.

4. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

5. 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.



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

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.

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. 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.

Remuneration 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.

Occupation, employability and restrictions.

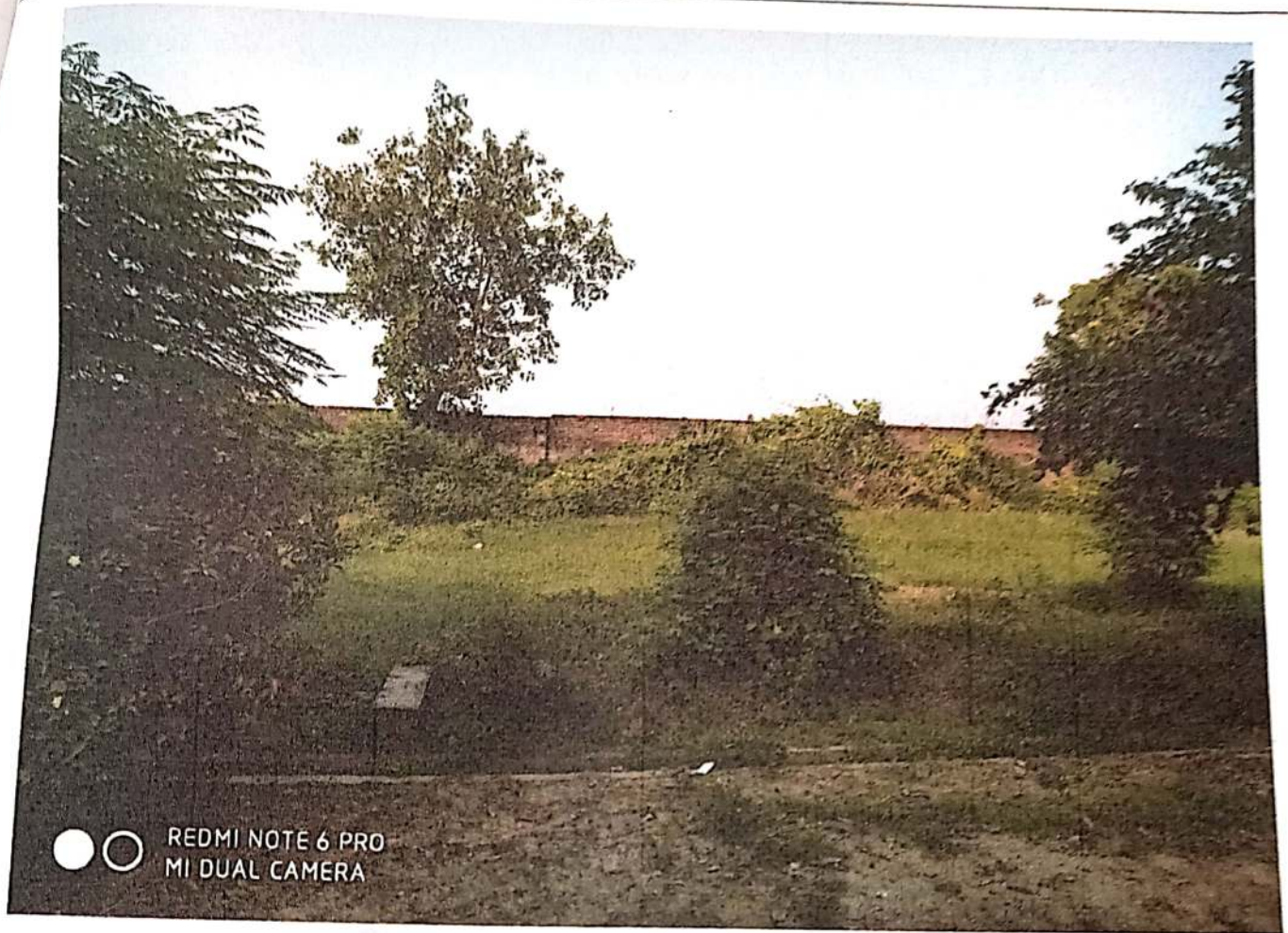
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Date : 14/09/2020

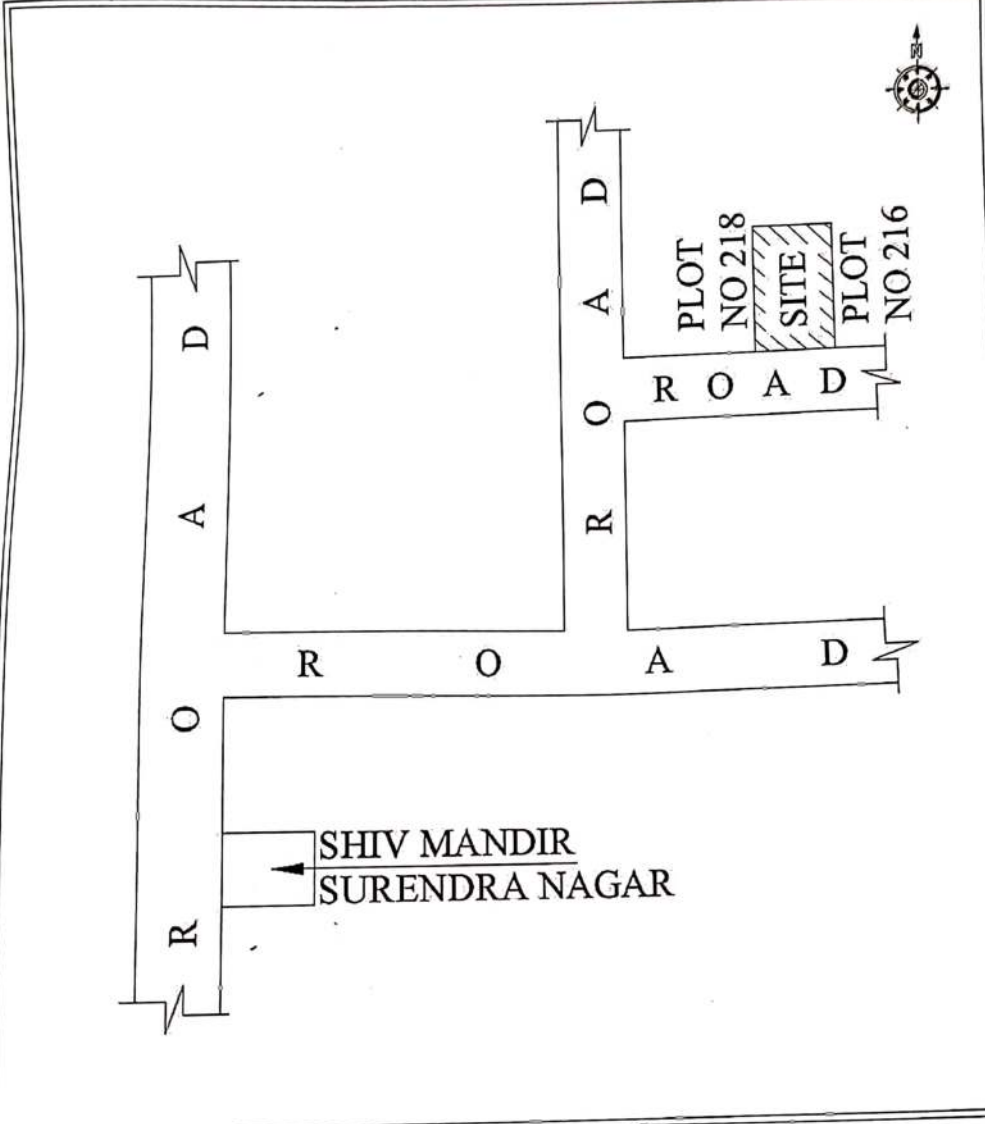

Place : Meerut





Plot no 217, Phase II, (Kh no 498mi, Rakba Kukda) Mohlla Surendra Nagar, Muzaffar Nagar

	
<p>ADDRESS :-</p> <p>PLOT NO 217, PHASE II, (KH NO 498MI, RAKBA KUKDA) MOHLLA SURENDRA NAGAR, MUZAFFAR NAGAR</p>	<p></p> <p>DATE :- 15.09.2020</p> <p>DRG. BY:- VASU BHASKAR</p>