



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 Muzaffar Nagar Vide Bahi no. 1, Zild no. 7029, Pg. no. 245-266, Serial no. 6548 Dtd. 15-05-12	
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 Muzaffar Nagar Lessee: Smt. Chandrulekha Jain W/o Sh. Rajendra Kr Jain A/c : Aroma Craft & Tissue Pvt. Ltd
5.	Brief description of the property	Plot only
6.	Location of property	Plot no 172, Phase II, (Kh no 15mi, Shernagar ) Mohlla Surendra Nagar, Muzaffar Nagar
	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	



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 171	Plot no 171														
	West Plot no 173	Plot no 173														
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>North 9.00 mtr</td><td>9.00 mtr</td></tr><tr><td>South 9.00 mtr</td><td>9.00 mtr</td></tr><tr><td>East 18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>West 18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>Area 162.00 Sq. mtr</td><td>162.00 Sq. mtr</td></tr></table>	A	B	As per deed	As Per Actual	North 9.00 mtr	9.00 mtr	South 9.00 mtr	9.00 mtr	East 18.00 mtr	18.00 mtr	West 18.00 mtr	18.00 mtr	Area 162.00 Sq. mtr	162.00 Sq. mtr
A	B															
As per deed	As Per Actual															
North 9.00 mtr	9.00 mtr															
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East 18.00 mtr	18.00 mtr															
West 18.00 mtr	18.00 mtr															
Area 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
	<b>CHARACTERISTICS OF THE SITE</b>	
	Classification of locality	Middle Class
	Development of surrounding area	Developing
	Possibility of frequent flooding / sub-merging	Remote
	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.		

*[Signature]*



Assessed Valuer

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

Valuation of land)		
e 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
	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--
	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	---do--
	RCC Works	---do--
	Plastering	---do--
	Flooring, Skirting, dadoing	---do--
	Special finish as marble, granite, wooden, Paneling, grilles etc.	---do--
	Roofing including weather proof course	---do--
	Drainage	---do--
Compound Wall		. No
Height		. NA
Type of construction		. NA



**Electrical Installation**

Type of wiring

. Nil

Class of fitting (superior / ordinary / poor)

. Nil

Number of light points

. Nil

Fan points

. Nil

Spare plug points

. Nil

Any Other item

. Nil

**Plumbing installation**

.

a) No. of water closets and their type

. Nil

b) No. of wash basins

. Nil

c) No. of urinals

. Nil

d) No. of bath tubs

. Nil

e) Water meters

. Nil

f) Any other fixtures

. Nil





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**Extra Items)**

**(Amount in Rs.)**

Plastic		Nil
Decoramental front door		Nil
Paint out / Verandah with steel grills		Nil
Overhead water tank -		Nil
Extra steel / collapsible gates		Nil
<b>Total</b>		<b>Nil</b>

**- 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
<b>Total</b>		<b>Nil</b>

**- E (Miscellaneous)**

**(Amount in Rs.)**

Separate toilet room		Nil
Separate lumber room		Nil
Separate water tank / sump		Nil
Trees, gardening		Nil
<b>Total</b>		<b>Nil</b>

**F (Services)**

Water supply arrangements		Nil
Drainage arrangements		Nil
Compound wall + Gate - L/s		Nil
B. deposits, fittings etc.		Nil
Paint		Nil
Electric fittings		Nil
<b>Total</b>		<b>0.00</b>



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

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

h of owner / representative with property in background to be enclosed.  
ot of longitude / latitude and co-ordinates of property using GPS/Various Apps / Internet sites.  
t of my appraisal and analysis to is my considered opinion that the

arket value of the above property in the with aforesaid specification is	Rs. 24.30 Lacs	Rs. Twenty Four Lacs & Thirty Thousand only.
value of the above property is	Rs. 21.75 Lacs	Rs. Twenty One Lacs & Seventy Five Thousand only.
ie of the above property is	Rs. 20.50 Lacs	Rs. Twenty Lacs & Fifty Thousand only.

on from the valuer in Format E  
de of conduct for valuer  
h + Key Plan of the property.

Meerut

4/09/2020





Approved Valuer

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

Assigned has inspected the property detailed in the valuation report dated 14/9/20 on \_\_\_\_\_. We  
certified that the realizable value of the property is Rs. 220000/- (Rupees \_\_\_\_\_)

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



Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and  
Empanelment of Valuers).

Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment  
of Valuers).





## DECLARATION FROM VALUERS

Annexure B

I declare that-

Information furnished in my valuation report dated 14/09/2020 is true and correct to the best of my knowledge 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.

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.

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.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

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





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Inspections and/or investigations undertaken;	13/09/2020
Nature and sources of the information used or relied upon	Through oral enquiries from neighbours
Procedures adopted in carrying out the valuation and valuation standards followed	Land which is more appropriate + justified
Restrictions on use of the report, if any;	Only for bank purpose
Major factors that were taken into account during the valuation.	We follow land method which is more appropriate + justified method
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.	Any amendment or any other aspect of report to be claim within 30 days from issue of report other wise we are not responsible for the report.

Date : 14/09/2020  
Place : Meerut



**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**

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.

A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

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 which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.





Valuer

### Disclosure of Interest

Valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made in the absence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly or indirectly related to the valuation assignment or not.

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

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

A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

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.

8. 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).

. 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

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

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.


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

the registered valuers organization with which he/it is registered by the authority, the Tribunal

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 is specified 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

Govt Approved Valuer  
Er. S.N. Jain



Valuer

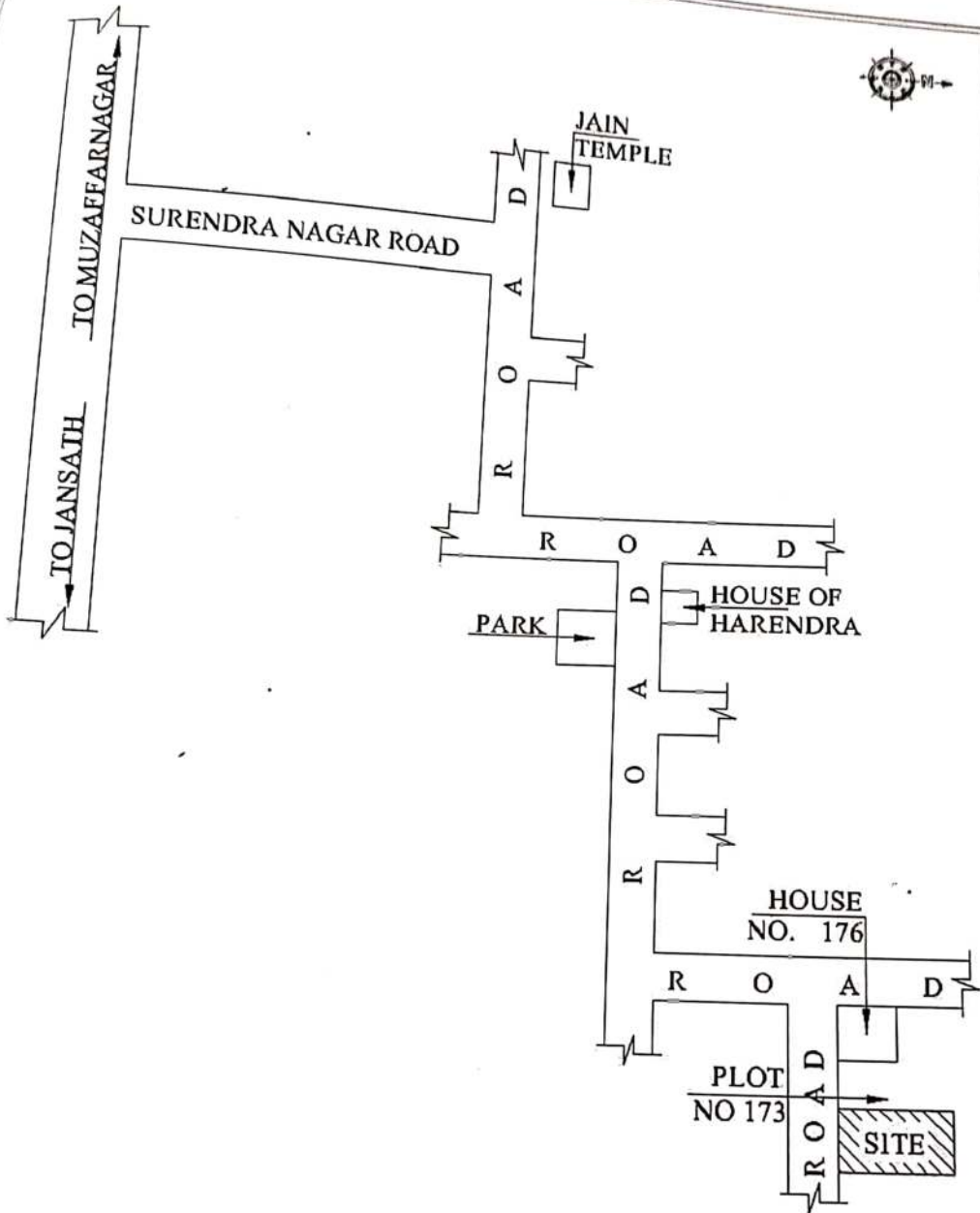
Registration No.  
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Plot no 172, Phase II, (Kh no 15mi, Shernagar ) Mohlla Surendra Nagar, Muzaffar Nagar

*S.K. Jain*





**ADDRESS :-**

PLOT NO 172, PHASE II, (KH NO 15MI,  
SHERNAGAR ) MOHLLA SURENDRA NAGAR,  
MUZAFFAR NAGAR



DATE :- 15.09.2020

DRG. BY :- VASU BHASKAR