

# Jain & Associates

Consulting Engineers, Architects, Planners,  
Structural Consultants & Banks Panel Valuers  
Valuer for Wealth Tax, Income Tax, Gift Tax &  
Estate Duty Act.



**Er. S.K. Jain**

B. Tech. (Civil) I.I.T. Delhi  
Govt. Approved Valuer (Regn. No. MRT/CAT-A/A-40/2002)  
Fellow of Institution of Valuers (F.I.V.) (Reg. No. CAT-1/F-11775)  
MIE-104506/1, Chartered Engineer  
UPOBPAS Reg. No. M1045061/26072018

**Ar. Prakhar Jain**

M.Arch. A.A. London, COA-Reg. No. CA/2017/81373

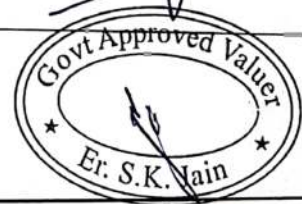
Date.....

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 Muzafafar Nagar Vide Bahi no. 1, Zild no. 3428, Pg. no. 21-26, Serial no. 2888 Dtd. 17-03-07	
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. Ritika Jain W/o Sh. Sandeep Jain A/c : Aroma Craft & Tissue Pvt. Ltd
5.	Brief description of the property	Plot only
6.	Location of property	Plot no 17, Phase I, (Kh no 22mi, Bibipur) 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	
	Industrial Area	Surrounded by residential area

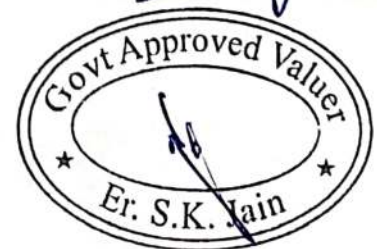


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Bombay Bazar, Meerut Cantt.  
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Near Bengali Sweets, New Delhi-110049  
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ar.prakharjain@gmail.com

Classification of the area																
i)	High / Middle / Poor	Middle Class														
ii)	Urban / Semi Urban / Rural	Urban														
10	Coming under Corporation limit / village Panchayat / Municipality	Within MDA														
11.	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 Plot no 18	Plot no 18														
	South Park	Park														
	East Plot no 26	Plot no 26														
	West 9.00 mtr wide rasta	9.00 mtr wide rasta														
4.1	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 18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>South 18.00 mtr</td><td>18.00 mtr</td></tr><tr><td>East 9.00 mtr</td><td>9.00 mtr</td></tr><tr><td>West 9.00 mtr</td><td>9.00 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 18.00 mtr	18.00 mtr	South 18.00 mtr	18.00 mtr	East 9.00 mtr	9.00 mtr	West 9.00 mtr	9.00 mtr	Area 162.00 Sq. mtr	162.00 Sq. mtr
A	B															
As per deed	As Per Actual															
North 18.00 mtr	18.00 mtr															
South 18.00 mtr	18.00 mtr															
East 9.00 mtr	9.00 mtr															
West 9.00 mtr	9.00 mtr															
Area 162.00 Sq. mtr	162.00 Sq. mtr															
GPS Coordinates		29°27'14.4" N 77°43'49.0" E														
Extent of the site		162.00 Sq. mtr														
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>		
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 west
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.		



Govt Approved Valuer

**Part - A (Valuation of land)**

Size of plot  
North & South  
East & West

Refer Pg. no.2

162.00 Sq. mtr.

Rs. 15000-16000/Sq. mtr.

Rs. 12500/Sq. mtr (Code no. 0088, Pg. no. 37, part I Schedule circle rate of Muzaffar Nagar)

Rs. 15000/ Sq. mtr.

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--





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	Date of issue and validity of layout of approved map/ plan	No details available
h)	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**

NO.	Description	Ground floor
	Foundation	Plot only
	Basement	---do--
	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.)
Ornamental front door	Nil
Sit out / Verandah with steel grills	Nil
Overhead water tank -	Nil
Extra steel / collapsible gates	Nil
<b>Total</b>	<b>Nil</b>

**Part - D (Amenities)**

	(Amount in Rs.)
1. Wardrobes	Nil
2. 2 no. Modular Kitchen at GF & FF	Nil
3. Wall tiles in toilet + bathroom	Nil
4. Marble / ceramic tiles flooring	Nil
5. Interior decorations	Nil
6. Architectural elevation work	Nil
Paneling work	Nil
Aluminum works	Nil
Aluminum hand rails	Nil
False ceiling	Nil
<b>Total</b>	<b>Nil</b>

**Part - 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>

**Part - F (Services)**

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



**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.
Net 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.

: Meerut

: 14/09/2020





Govt. Valuer

Registration No.  
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The undersigned has inspected the property detailed in the valuation report dated 14/9/20 on 14/9/20. We are satisfied that the realizable value of the property is Rs. 22,00,000/- (Rupees 22,00,000/- only).

*[Signature]*

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).



# DECLARATION FROM VALUERS

Annexure B

I hereby 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.
  - 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





Approved Valuer

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

	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
9.	Restrictions on use of the report, if any;	Only for bank purpose
10.	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)}

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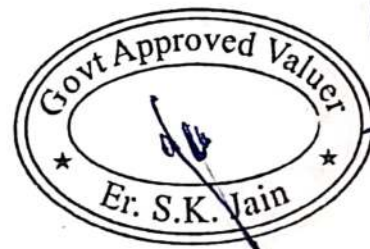
Valuers empanelled with bank shall strictly adhere to the following code of conduct:

### **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**

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
3. 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.
4. 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 directors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. 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 in the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly or indirectly 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.
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.

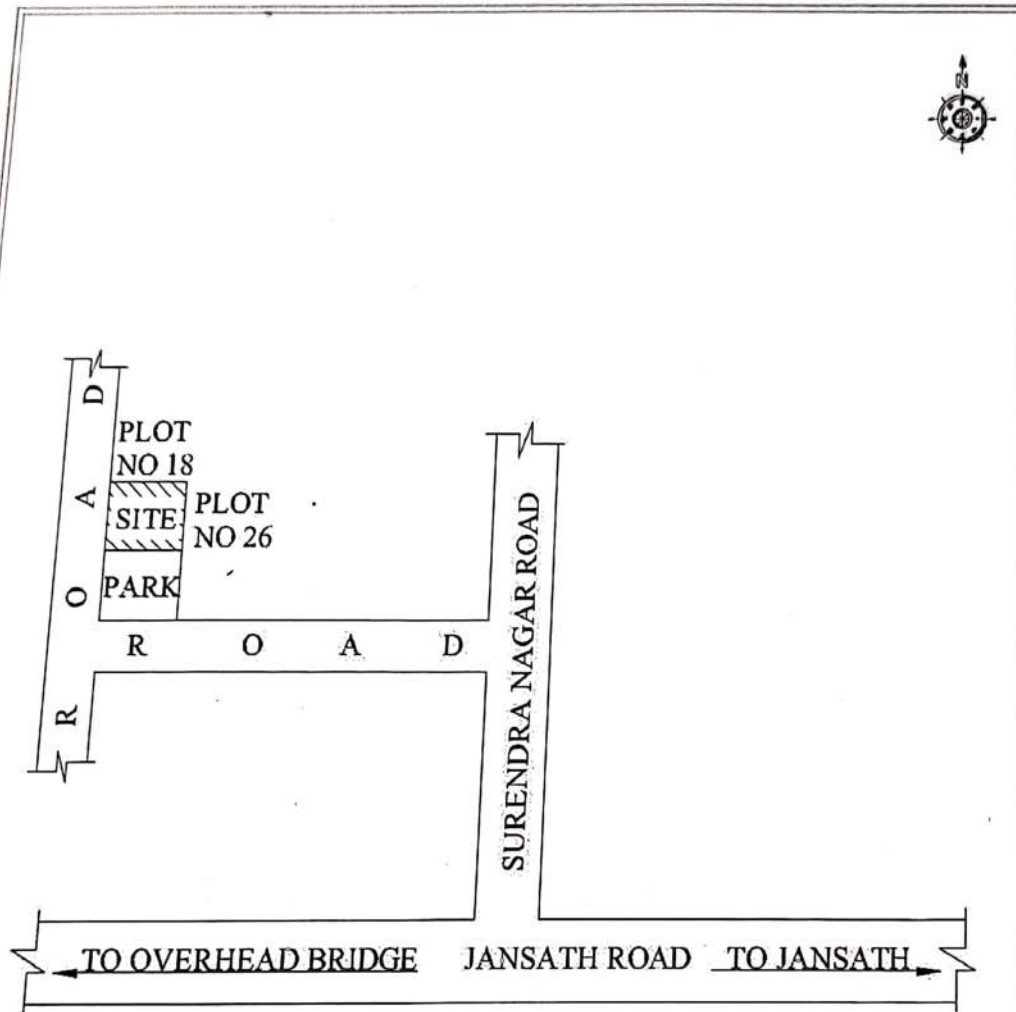
### Confidentiality

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

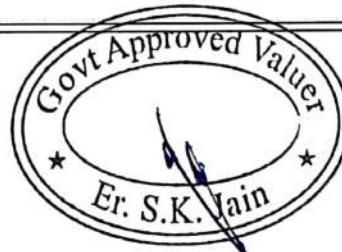
21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness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





**ADDRESS :-**

PLOT NO 17, PHASE I, (KH NO 22MI,  
BIBIPUR) MOHLLA SURENDRA NAGAR,  
MUZAFFAR NAGAR



DATE :- 15.09.2020

DRG. BY :- VANI BHASKAR