

Sl. No.	Particulars	Content
1.	Introduction	
1.	Name of Empanelled Valuer	
2.	Background of the Company	The Company is engaged in valuation work since more than 11 years and empanelment with various public Sector Bank. FI. We are providing our services in valuation work for IDBI Bank Ltd. and regularly wh. required since December, 2012.
3.	Identity of valuer and any other experts involved in the valuation.	Company is engaged in valuation work for Plant & Machinery.
	General	
1.	Purpose for which the valuation	To find the fair market value, realizable value and distress sale value for Stressed Assets Stabilization Fund (SASF) Corporate Office, 3 rd Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005 as per assignment of work vide E-mail dated 06.07.2022.
2.	Name of the Branch	Stressed Assets Stabilization Fund (SASF) Corporate Office, 3 rd Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
3.	Date of visit	08.07.2022
4.	Name & designation of the Bank Official accompanied the valuer on the date of the visit.	Sh. Senapati Nag, Dy. General Manager
5.	Date on which valuation is made	09.07.2022
6.	List of documents produced for perusal	Based on the information provided by SASF/title papers
7.	Name of the owner/owners of the property and address	Shri Anuj Gupta S/o Late Shri Anil Gupta Plot No. A-7, Sector-5, Noida, Distt. Gautam Budh Nagar, U.P. -201301. The property is under possession of Debts Recovery Tribunals (DRTs), Delhi.
8.	Is the property is under single/Joint or Co-ownership	Property is single ownership and under Possession of DRTs.

9.	If the property is under joint ownership/ Co-ownership, share of each such owner.	Property is single ownership as per letter No.1796 dated 04.04.2008 of NOIDA and presently under Possession of DRTs.
10.	Brief description of the property	Land area 1818 sq.mt., construction consists Ground Floor+ FF building having Shed RCC roofing, Plinth area 788 sq.mtr.
11.	Location of the property	Plot No. A-7, Sector-5, Noida, Distt. Gautam Budh Nagar, U.P. - 201301
a)	Survey/Plot No.	Plot No. A-7, Sector-5, Noida, Distt. Gautam Budh Nagar, U.P. - 201301
b)	Door No.	A-7
c)	TS No./Ward No.	Sector-5
d)	Street Name	Noida
e)	Place, Taluka, District	Gautam Budh Nagar, U.P.
f)	Location coordinated	Attached
12.	Boundaries of the property	
a)	North	Plot No. A-8
b)	South	Plot No. A-6
c)	East	Road
d)	West	Plot No. A-13
13.	Dimensions of the site	1818.00 sq.mt.
14.	Extent of the site	
a)	North	Plot No. A-8
b)	South	Plot No. A-6
c)	East	Road
d)	West	Plot No. A-13
15.	Extent of the site considered for valuation	1818.00 sq.mt.
16.	Whether occupied by the owner/ tenant? If tenant since how long and	Presently the property is under possession of Debts Recovery Tribunals (DRTs), Delhi.
II	Characteristic of the property:	
1.	Is the property situated in residential/ commercial/mixed area/industrial Area/Agricultural Area?	Situated in Industrial Area
2.	Type of property-whether	
a.	Agricultural	No
b.	Industrial	Yes
c.	Residential	No
d.	Commercial	No
e.	Others specify	N.A.
3.	If the property is agricultural land	
a.	Whether the land is dry or wet	Dry
b.	Availability of irrigation facility	N.A.
c.	Type of crops grown	N.A.
4.	If the property is other than agricultural usage/classification, furnish the notification/proof for classifying the property	Industrial

	as residential/ industrial/ Commercial property (Enclose copies of the proof/ Notifications etc.)	
5.	If the property is residential classification of the Area	
a.	High/Middle/Poor	Middle
b.	Metro/Urban/Semi urban/Rural	Urban
6.	Road facility	Available
7.	Type of road available at present	Bituminous road
8.	Present width of the road	More than 24 Mt wide road
9.	Is it a corner plot/intermediate plot	Intermediate
10.	Is it a land-locked land	No
11.	Possibilities of frequent flooding	No
12.	Level of land with topographical condition	Leveled
13.	Shape of the land	Rectangular- Shape
14.	Whether coming under Corporation limit/Municipality/Village	New Okhla Industrial Development Authority (NOIDA)
15.	Proximity to civic amenities, like Schools, Hospitals, Offices, Markets, Cinemas etc.	Within reasonable distance
16.	Means and Proximity to surface communication by which the locality is serve land.	Road transport
17.	Roads, streets, lanes on which the land is abutting.	Road
18.	Is the land is freehold or lease hold	Lease Hold property, Industrial land.
19.	Is it leasehold, the name of lessor/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal or lease.	NOIDA, Transfer Deed executed in the name of Shri Anil Gupta on 11.08.1988 & after death of Shri Anil Gupta (father of Shri Anuj Gupta), the said plot transferred in favour of Shri Anuj Gupta vide NOIDA Letter No. 1796 dated 04.04.2008.
20.	Is there any restrictive convenient in regard to use of land? If so, attach a copy of the covenant.	Industrial use
21.	Are there any agreements of easements? If so attach copies	No
22.	Does the land felt in an area included in any Development Plan of Government or any statutory body? If so, give particulars.	No.
23.	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	N.A.
24.	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give	No.