

VALUATION REPORT

Use for Limited Circulation Only

OF Shop (Ground, First & Second Floor With Roof Right) (Commercial Use)

FOR Sh. Sanjay Minocha S/o Late Sh. Ram Avtar Minocha

LOCATION Property No. 45/11, New No. 101/70 at Moti Bazaar, Tehsil-Dehradun, Distt.-
Dehradun, Uttarakhand.

PURPOSE For Bank Loan From Punjab National Bank, Tilak Road Branch, Dehradun

Fair Market Value of Property (Shop) ₹ 20677349.00

Rupees Two Crore Six Lacs Seventy Seven Thousand Three Hundred Fourty Nine Only.

Realizable Value of Property (Shop) ₹ 17575747.00

Rupees One Crore Seventy Five Lacs Seventy Five Thousand Seven Hundred Fourty Seven 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.

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**

II. 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, APRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

Ar. M.S. Negi
B. Arch. FIA, FIV
Reg. No. CA/2006/38812
Telefax : 05947-254005, M.O.-9833333333
E-Mail-ar.msnegi@gmail.com
GST No. 05ACQPN1216P179

I am not aware that-
a) The information and belief.
b) I have no
c) I have no
d) My

Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

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

Date: May 4, 2022

Ref. No.: MSN/Val-/22-23

To,

The Chief Manager Punjab National Bank, Tilak Road Branch, Dehradun

Subject :- Valuation report of property (Shop (Ground, First & Second Floor With Roof Right)) of Sh. Sanjay Minocha S/o Late Sh. Ram Avtar Minocha

This is to certify that immovable property (Shop (Ground, First & Second Floor With Roof Right)) situated in - Property No. 45/11, New No. 101/70 at Moti Bazaar, Tehsil- Dehradun, Distt.- Dehradun, Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Shop (Ground, First & Second Floor With Roof Right) is situated in Property No. 45/11, New No. 101/70
- The total land area is 93.68 Sqm.

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

The Property is registered in the name of Sh. Sanjay Minocha S/o Late Sh. Ram Avtar Minocha in Bahi No. 1, Zild No. 4398, Page No. 95-112, Serial No. 2225 on Date 19/03/2012 as per registered sale deed.

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 (Shop) | ₹ 20677349.00 |
| Rupees Two Crore Six Lacs Seventy Seven Thousand Three Hundred Fourty Nine Only. | |
| Realizable Value of Property (Shop) | ₹ 17575747.00 |
| Rupees One Crore Seventy Five Lacs Seventy Five Thousand Seven Hundred Fourty Seven Only. | |
| Force Sale/ Distress Value of Property (Shop) | ₹ 16541879.00 |
| Rupees One Crore Sixty Five Lacs Fourty One Thousand Eight Hundred Seventy Nine Only. | |
| Guideline value of the property as per Govt. approved Circle Rate (Shop) | ₹ 25990579.00 |
| Rupees Two Crore Fifty Nine Lacs Ninety Thousand Five Hundred Seventy Nine 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.

Remark:- By confirming about the property from the near by local property owner that the said property is attaced to ED (Directorate of Enforcement) in some legal matters. It is come to know that the said property was Sealed for long period therefor the property could not visited from the inside neither physical measurement where possible & the property was fully curtian off from outside. The valuation of property regarding above said matters the market rate of said property was badly affteced. Since the property was mortgaged to the bank in lieu of Financial assistance taken from the bank & considering the interest of the secured creditor. Here by we are considering the said property market value based on Govt. Approved Circle rate. However the property market rate are very much higher then the Govt. Circle rate in that locality.

We have visited the said property on 04/06/2022 as per the instruction & Requirement of PNB Sahastra Department.

are 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 May 2, 2022
- d) My registration with State Chief Commissioner of Income tax is valid as on date.

Date: May 4, 2022
Place: Dehradun

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

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-/22-23

Date: May 4, 2022

A- INTRODUCTION:-

- | | | |
|---|-----------|---|
| 1 Name of Valuer | : | Ar. M.S. Negi |
| 2 Date of Inspection | : | May 2, 2022 |
| 3 Title Deed Number & Date | : | N.A. |
| 4 Date of Valuation | : | May 4, 2022 |
| 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. Sanjay Minocha S/o Late Sh. Ram Avtar Minocha |
| | Phone No. | : NPA |
| 7 Name of Bank/ FI as applicable | : | Punjab National Bank, Tilak Road 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? | : | Building was sealed by ED. |

B- PHYSICAL CHARACTERISTICS OF THE PROPERTY

- | | |
|---|--------------------------------------|
| 1 Location of the property in the city | |
| Plot No./Survey No. | : Property No. 45/11, New No. 101/70 |
| Door No. | : Property No. 45/11, New No. 101/70 |
| T.S. No./Village | : Main Moti Bazaar |
| Ward/Taluka | : Dehradun |
| Mandal /District | : Dehradun |
| State | : Uttarakhand |
| 2 Municipal Ward No. | : N.A. |
| 3 City / Town / Village | : City |
| Residential Area | : No |
| Commercial Area | : Yes |
| Industrial Area | : No |
| 4 Classification of the Area | |
| High/ Middle/Poor | : High Class |
| Metro/ Urban/ Semi Urban/ Rural | : Urban Area |
| 5 Coming Under Corporation Limit/ Village Panchayat/ Municipality | : Municipality |

- 6 Postal address of the property : Property No. 45/11, New No. 101/70 at Moti Bazaar, 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) : 93.68 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 : Moti Bazaar Road from East side.
- 12 Whether covered under any State/ Central Govt. Enactments(e.g. Urban Land Ceiling Act) or Notified under agency area/scheduled area/ contonment 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 Sale Deed :-</u> | <u>As per Actual Site :-</u> |
|------------|----------------------------|------------------------------|
| East side | Not Given in deed | Moti Bazaar Road |
| West side | | Property of Other |
| North side | | Jagdish Furniture |
| South side | | Mahendra Furniture |

15 Dimensions :-

| | <u>As per Sale deed:-</u> | <u>As per Actual Site :-</u> |
|--|---------------------------|---|
| East side West side North side South side | Not Given in deed | The said property was seal by ED, So, measurement not possible. |

Note-

Sale deed is of 3/4 Share & 1/4 Share is already in the name of the Owner as per Registered sale deed.

- 16 Survey no. if any : Property No. 45/11, New No. 101/70
- 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 setails, full details of specifications to be appended along with building plans and elevations. : As per Enclosure"A"

- 19 Plinth Area
Carpet Area
Saleable Area
20 Any other aspect

93.64 Sq.m.
318.37 Sq.m.
93.68 Sq.m.

: 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 | : Map not approved by any sanction authority |
| 3 Approved Map/ Plan issuing Authority | : |
| 4 Whether genuineness or authenticity of approved map/Plan is verified | : No |
| 5 Any other comments by our Empanelled valuers on authentic of approved plan | : Map not approved by any sanction authority. |
| 6 Planning Area/Zone | : Municipality |
| 7 Development controls | : Municipality |
| 8 Zoning regulations | : Municipality |
| 9 FAR/FSI permitted and consumed | : Permitted 1.80, Consumed-4 |
| 10 Ground coverage | : 100% |
| 11 Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. | : as per site |
| 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 | : No |
| 17 Any other aspect | : No |

D- LEGAL ASPECTS OF THE PROPERTY

- | | |
|--|---|
| 1 Ownership documents | : Copy of Sale Deed |
| 2 Names of Owner/s (in case of Joint or co-ownership, whether the shares are undivided or not?) | : Sh. Sanjay Minocha S/o Late Sh. Ram Avtar Minocha (Individual) |
| 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 Ordinal
including re
8 Agreements of
9 Notification fo
10 Notification
11 Possibility
merging
12 Spec
ac

- | | |
|--|------------------------------|
| 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, | : No |
| 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 | : Buill Receipt Not Provided |
| 14 Comment on transferability of the property ownership | : As per bank report |
| 15 Comment on existing mortgages / charges / encumbrances on the property if any | : Existing Mortgaged |
| 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. | : Map not sanction |
| 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 | : Good |

7 Location of slums/squatter settlements : No
nearby

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 | : No |
| 2. Sewerage/sanitation, | : No |
| 3. Storm water drainage, | : Yes |

B) Description of other physical Infrastructure facilities viz.

- | | |
|--|----------|
| 1. Solid waste management | : No |
| 2. Electricity | : No |
| 3. Roads and public transportation connectivity | : Yes |
| 4. Availability of other public utilities nearby | : Neerby |

C) Social infrastructure in terms of

- | | |
|--|----------|
| 1. Schools | : Neerby |
| 2. Medical facilities | : Neerby |
| 3. Recreation facilities in terms of parks and open spaces | : Neerby |

I- MARKETABILITY OF THE PROPERTY

Analysis of the market for the property in terms of:

- | | |
|---|---|
| 1 Locational attributes | : Mixed & High Class Locality, Main Moti Bazaar |
| 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 | : ₹ 140000-150000.00 Sq.mt. |

J ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

Description of engineering and technology aspects to include:

- | | |
|----------------------------------|----------------|
| 1- Type of construction | : RCC Framed |
| 2- Material and technology used, | : Cast-in-citu |
| 3- Specifications | : Average |
| 4- Maintenance issues | : Not Known |
| 5- Age of the Building | : 13 Years |
| 6- Total life of the building | : 62 Years |
| 7- Extent of deterioration | : 0.87 |

| | | |
|--|---|--------------------------------|
| Structural Safety | : | To be done by Structural Engg. |
| Protection against natural disasters viz earthquakes | : | Yes |
| Visible damage in the building if any | : | Property was sealed |
| 11- Common facilities viz lift, water pump, Lights, Security system | : | No |
| 12- System of air- conditioning | : | Property was sealed |
| 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. | : | Plain Looking Building |
|---|---|------------------------|

| | | |
|--|---|-----|
| M- In case of valuation of industrial property | This property is for commercial purpose | |
| 1- Proximity to residential areas | : | N/A |
| 2- Availability of public transport facilities | : | N/A |

Date: May 4, 2022
Place: Dchradun

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

Fair Market
Land rate are
Value of Building (Com
ile Deed date of Immovab
book Value of Immovab
Fair Market Value of
iv Realizable V
v For

As a result of my appraisal an analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rupees Sixty Three Lacs Forty Five Thousand Forty Eight Only.....(Rupees 26590764.00 /-Only) prevailing market rate along with details/ reference of atleast 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 93.68 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 Urban Area having Govt., Circle rate, @Rs.92480/- per Sq. m.

Hence land value = (281.04 x 92480.00 /-) ₹ 25990579.00

Note:- Taken average rate of Govt. Commercial property after Depreciation.

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. 92480.00/- per Sq.m. for Commercial property of the given locality/area, and rate are decrease 10% in each floor. The market rates are equal to the than Govt. approved circle rates because the aforesaid property is connected by Moti Bazaar Road from East side and 6 ft. wide Gali from West side, situated at prime locality. 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. Therefore, the above factors appreciate the rates of the property as on date in given locality.

Therefore land has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 0 to 30000 per Sq.m.

Therefore considering the average realizable market Rate @ Rs. 0 Sq.m.

Fair Market Value of Property (Land Only) ₹ =(93.68 X 0)

Land rate are consider in Shop of each floor. ₹ 0.00

Value of Building (Consider land rate in shop) ₹ 20677349.00

Deed date of Immovable Property : March 19, 2012

Book Value of Immovable Property : ₹ 300,000.00

Fair Market Value of Property (Shop) ₹ 20677349.00

Rupees Two Crore Six Lacs Seventy Seven Thousand Three Hundred Fourty Nine Only.

iv Realizable Value of Property (Shop) ₹ 17575747.00

Rupees One Crore Seventy Five Lacs Seventy Five Thousand Seven Hundred Fourty Seven Only.

v Force Sale/ Distress Value of Property (Shop) ₹ 16541879.00

Rupees One Crore Sixty Five Lacs Fourty One Thousand Eight Hundred Seventy Nine Only.

vi Guideline Value of Property (Shop) ₹ 25990579.00

Rupees Two Crore Fifty Nine Lacs Ninety Thousand Five Hundred Seventy Nine Only.

te- May 4, 2022

ce- Dehradun

Ar. M.S NEGI

Signature and seal of

Registered Valuer

DECLARATION FROM VALUERS

I hereby declare that

May 4, 2022

is true and correct

- a) The information furnished in 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 May 21, 2022 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.

| | |
|-------------------|-------------|
| 1- Back | valued. |
| 2- Purpose of | |
| 3- Identity of th | involved in |
| 4- Disclo | |
| 5- ID | |

| 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, Tilak Road 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; | : | May 4, 2022 |
| 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, Tilak Road 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. | : | N/A |

Date- May 4, 2022
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).

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.

Date- May 4, 2022

Place- Dehradun

Ar. M.S NEGI

Signature and seal of
Registered Valuer

(I)-BUILDING

- | | |
|-------------------------------|---|
| 1- Type of construction | : RCC Framed |
| 2- Quality of construction | : Average |
| 3- Appearance of construction | : Average |
| 4- Maintenance of Building | : Not visited innerside of the property |
| 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 |
| Ground Floor | 1926 & Renovated 2009 | 93.64 Sq.m. | 93.64 Sq.m. | 0.00 Sq.m. | 93.64 Sq.m. |
| First Floor | 2009 | 93.64 Sq.m. | 93.64 Sq.m. | 0.00 Sq.m. | 93.64 Sq.m. |
| Second Floor | 2009 | 93.64 Sq.m. | 93.64 Sq.m. | 0.00 Sq.m. | 93.64 Sq.m. |
| Third Floor | 2009 | 93.64 Sq.m. | 93.64 Sq.m. | 0.00 Sq.m. | 93.64 Sq.m. |
| TOTAL | | 374.56 Sq.m. | 374.56 Sq.m. | 0.00 Sq.m. | 374.56 Sq.m. |

- 6- Drawing Approval : Map not sanctioned, built-up area is taken as per old report.
(Discuss on the building approval, reference, violations observed, consequences of violation etc.)

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- | Ground Floor | 93.68 | 3.65 | 27 | 96000.00 |
| 2- | First Floor | 93.68 | 3.65 | 27 | 86400.00 |
| 3- | Second Floor | 93.68 | 3.65 | 15 | 95040.00 |
| 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> |
| Ground Floor | | 8993280.00 | 2140401.00 | | 6852879.00 |
| First Floor | | 8093952.00 | 1926361.00 | | 6167591.00 |
| Second Floor | | 8903347.20 | 1246468.20 | | 7656879.00 |
| Total | | | | | 20677349.00 |

ATION BUILDING

| Description | Ground Floor | First & Second Floor |
|-------------------|----------------------------------|------------------------|
| Specification | | |
| Foundation | Spreaded wall footing foundation | |
| Basement | No | |
| Floor Finish | Not seen | Not seen |
| Super Structure | Load Bearing structure | Load Bearing structure |
| Roof | RCC Roofing | RCC Roofing |
| Doors | Rolling Shutter | Not seen |
| Windows | No | No |
| Weathering course | Not seen | Not seen |

(II)-AMENITIES, SERVICES & EXTRA ITEMS

(Value after Depreciation)

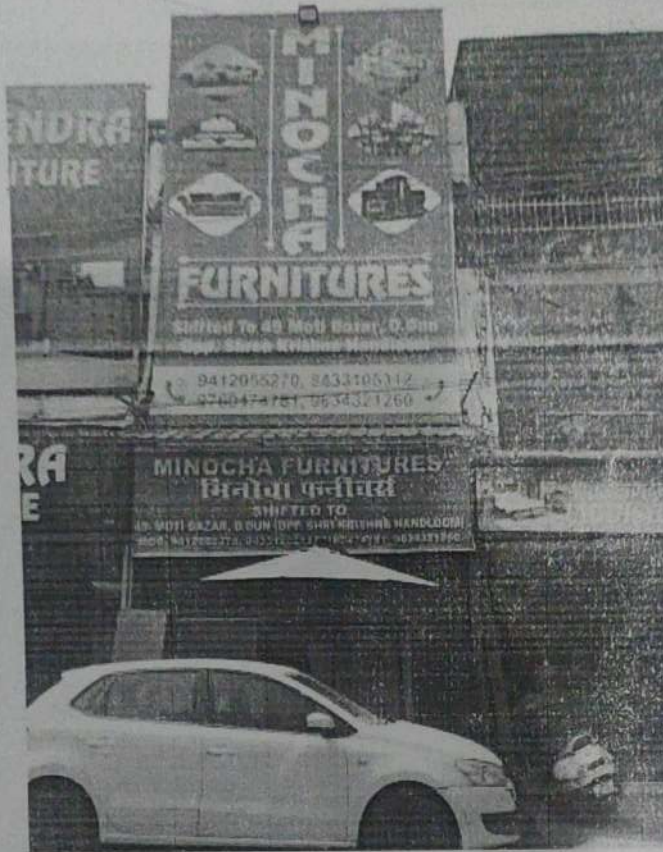
| | | |
|---|---|--------|
| 1- Ornamental front / Pooja door | : | ₹ 0.00 |
| 2- Open staircase | : | ₹ 0.00 |
| 3- Wardrobes, showcases, wooden cupboards | : | ₹ 0.00 |
| 4- Interior decorations | : | ₹ 0.00 |
| 5- Architectural Elevation work | : | ₹ 0.00 |
| 6- False ceiling works | : | ₹ 0.00 |
| 7- Separate lumber room/Mumty / Pre Fabricated Shed | : | ₹ 0.00 |
| 8- Separate Toiler room | : | ₹ 0.00 |
| 9- Water supply arrangements | : | ₹ 0.00 |
| Open well | : | ₹ 0.00 |
| Deep bore | : | ₹ 0.00 |
| Hand pump | : | ₹ 0.00 |
| Motor | : | ₹ 0.00 |
| Corporation Tap | : | ₹ 0.00 |
| Fire Fighting Tank | : | ₹ 0.00 |
| Overhead water tank | : | ₹ 0.00 |

| | | |
|--|---|--------|
| 10- Drainage arrangements | : | ₹ 0.00 |
| Septic tank | : | ₹ 0.00 |
| Underground sewerage | : | ₹ 0.00 |
| 11- Compound Wall | : | ₹ 0.00 |
| _____ 0 R.mt. @ _____ 1200 per R.mt. | : | |
| 12- Pavements | : | ₹ 0.00 |
| _____ 23 Sq.mt. @ _____ 1250 per Sq.mt. | : | |
| 13- Steel Gate | : | ₹ 0.00 |
| _____ 24.87 Sq.mt. @ _____ 3000 per Sq.mt. | : | |
| 14- E. B. Deposits, water deposits, drainage deposits etc. | : | ₹ 0.00 |
| 15- Eletricial Fitting & Fixture. | : | ₹ 0.00 |
| 16- Any other | : | ₹ 0.00 |
| TOTAL (AMENITIES, SERVICES & EXTRA ITEMS) | : | ₹ 0.00 |

| TOTAL VALUE | |
|--|---------------|
| (I)-BUILDING | ₹ 20677349.00 |
| (II)-AMENITIES, SERVICES & EXTRA ITEMS | ₹ 0.00 |
| TOTAL | ₹ 20677349.00 |
| SAY | ₹ 20677349.00 |
| Rupees Two Crore Six Lacs Seventy Seven Thousand Three Hundred Fourty Nine Only. | |

Date- May 4, 2022
Place- Dehradun

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

SITE PHOTOGRAPHS

View of Property Showing Approach Road (Main Moti Bazaar Road).

Ar. M.S NEGI

Signature and seal of
Registered Valuer