

VALUATION REPORT

Name & Address of Branch:

: Punjab National Bank,
: Sastra Circle Office, Dehradun
: Smt. Suman Tangri
: W/o Sh. Vivek Tangri

Name of Customer (s)/ Borrowal unit:

I. Introduction	
1 Name of Valuer	: Vr. BHAVUK JAIN
2 Date of Inspection	: 27-05-2022
3 Date of Valuation Report	: 30-05-2022
3 Purpose of Valuation	: To assess market value for Recovery of Bank Loan
4 Name of Property Owner's (Details of share of each owner in case of joint & Co-ownership)	: Smt. Suman Tangri , W/o Sh. Vivek Tangri
5 Name of Bank/Fl as applicable	Punjab National Bank, Sastra Circle Office, Dehradun
6 Name of the Developer of Property (in case of developer built properties), Contact No.	: Smt. Suman Tangri : Contact No. 8859181483
7 Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Tenant
II. Physical Characteristics of the Asset	
1 Location of the Property in the city Plot No. / Survey no. Door No. T.S. No. / Village Ward / Taluka Mandal / District	: R.G.M. Plaza, Narishilp Mandir Marg, Chakrata Road, Dehradun : Municipal No. 363/1, Cabin (Shop) No. 25 at Second Floor : NA : R.G.M. Plaza, Narishilp Mandir Marg, Chakrata Road, Dehradun : Dehradun : Dehradun
2 Nearby Landmark	: Near Clock Tower
3 Municipal Ward No.	NA
4 City / Town	R.G.M. Plaza, Narishilp Mandir Marg, Chakrata
Residential Area	: --
Commercial Area	: Commercial Area
Industrial Area	: --
5 Classification of the area i) High/Middle/Poor ii) Urban/Semi-urban/Rural	: Middle Class : Semi-Urban : Nagar Nigam
6 Coming under Corporation limit/Village Panchayat/Municipality	: F.G.M. Plaza, Narishilp Mandir Marg, Chakrata Road, Dehradun : Distt. Dehradun
7 Postal Address of the Property	: F.G.M. Plaza, Narishilp Mandir Marg, Chakrata Road, Dehradun : Distt. Dehradun
8 Latitude, Longitude and Coordinates of the site	30° 19' 31" 78° 02' 24"
9 (i) Area of the plot / land (As per deed)	: 26.62 Sqm
(ii) (As per Site)	: 22.56 Sqm
(iii) Extent of the site considered for valuation	: 22.56 Sqm
10 Layout plan of the area in which the property is located	
11 Development of surrounding areas	: Sufficient
12 Details of roads abutting the property.	: Road 6.09 M Wd

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13	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Mussoorie Dehradun Development Authority
14	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Refer TIR
15	Boundaries of the Property		
	As Per Deed		As per Site
i)	East : Common wall & Property of Neeraj Batra	:	Common wall & Property of Neeraj Batra
	West : Common wall & office of Sh. R.S. Raghav	:	Shop of Others
	North : Passage & Corridor	:	Passage & Corridor
	South : Open to sky & Chakrata Road	:	Open to sky & Chakrata Road at below
ii)	Dimension of the Property		
	As Per Deed		As per Site
	East : --	:	4.53 M
	West : --	:	4.53 M
	North : --	:	4.98 M
	South : --	:	4.98 M
16	Description of adjoining property.	:	Commercial
17	Plot No. Survey No.	:	Municipal No. 363/1, Cabin (Shop) No. 25 at Second Floor
	Ward/Village/Taluka	:	R.G.M. Plaza, Narishilp Mandir Marg, Chakrata Road, Dehradun
	Sub-Registry/Block	:	Dehradun
	District	:	Dehradun
	Type of Building (Residential / Commercial / Industrial)	:	Commercial
18	Details of the building / buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details full details of specifications to be appended along with building plans and elevations	:	Enclosed
19	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified	:	Plinth Area = 22.56 Sqm Carpet Area = 19.18 Sqm Saleable Area = 22.56 Sqm
20	Any Other aspect	:	
III. Town Planning parameters			
1	Master Plan provision related to property in terms of land use.	:	Not applicable
2	Date of issue and validity of layout of approved map / plan	:	Details not available
3	Approved map / plan issuing authority	:	Details not available
4	Whether genuineness or authenticity of approved map / plan is verified	:	NA
5	Any other comments by our empanelled valuers on authentic of approved plan	:	NIL
6	Planning area/zone	:	Commercial
7	Developmental controls	:	NIL
8	Zoning regulations	:	Not applicable
9	FAR-FLOOR Area Ratio/FSI-Floor Space Index permitted & consumed.	:	Details not available
10	Ground coverage	:	Details not available
11	Transferability of development rights in any building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	:	Permitted as per rule



12	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Commercial
13	Comment on unauthorized construction, If any	:	Details not available
14	Comment on demolition proceedings if any	:	NIL
15	Comment on compounding/regularization proceedings	:	NIL
16	Comment of whether OC-Occupancy Certificate has been issued or not	:	Not applicable
17	Any other Aspect	:	NIL
IV. Legal Aspects and Document Details of the Property			
1	Ownership Documents	:	Copy of Perpetual Lease Deed
i)	Sale Deed, Gift Deed, Lease Deed	:	NA
ii)	TIR of the Property	:	Smt. Suman Tangri W/o Sh. Vivek Tangri
2	Name of the Owner's (In case of Joint or Co-ownership, whether the shares are undivided or not?)	:	
3	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	:	Not known
4	Comment on whether the IP is independently accessible?	:	Yes
5	Title verification,	:	Not Available
6	Details of leases if any,	:	Not applicable
7	Ordinary status of freehold or leasehold including restriction on transfer,	:	Freehold
8	Agreements of easements if any,	:	NIL
9	Notification for acquisition if any,	:	NIL
10	Notification for road widening if any,	:	No
11	Possibility of frequent flooding / sub-merging	:	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 sea-coast / 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.	:	No
14	Comment on transferability of the property ownership,	:	Permitted with in rule
15	Comment on existing mortgages/ charges/ encumbrances on the property if any	:	Not Known
16	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Not Known
17	Building plan sanction, illegal constructions if any done without plan sanction / violations. sanction/violations	:	Not Available
18	Any Other aspect	:	NIL
19	Whether Property is Agricultural Land if yes, any conversion is contemplated	:	Refer TIR
20	Whether the property is SARFAESI Act Compliant	:	Refer TIR

V. Economic Aspect		
1	Details of ground rent payable,	: NIL
2	Details of monthly rents being received if any,	: - do -
3	Taxes and other outgoings,	: - do -
4	Property insurance,	: - do -
5	Monthly maintenance charges,	: - do -
6	Security charges, etc	: - do -
7	Any other aspect	:
VI. Socio-Cultural aspects		
1	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc. slums / squatter settlements nearby, etc.	: Middle Class
VII. Functional and Utilitarian Aspects of the Property		
1	Description of the functionality and utility of the assets (property) in terms of :	:
	a) Space allocation	: Sufficient
	b) Storage Spaces	: Sufficient
	c) Utility spaces provided with in the building	: NA
	d) Car Parking facility	: NA
	e) Balconies, etc.	: NA
	f) Any other Aspects	: Not Available
VIII. Infrastructure Availability		
1	Description of aqua infrastructure availability in terms of	:
	a) Water supply	: Yes
	b) Sewerage/sanitation System	: NA
	c) Storm water drainage	: NA
2	Description of other physical infrastructure facilities viz.	:
	a) Solid waste management	: No
	b) Electricity	: Yes
	c) Road & Public Transport Connectivity	: Yes
	d) Availability facility in terms of parks and open space	: No
3	Social infrastructure in terms of	:
	a) School	: 3 Km
	b) Medical Facilities	: 3 Km
	c) Recreational facility in terms of parks and open space	: No
IX. Marketability of the Property		
1	Analysis of the market for the property in terms of	:

a)	Locational attribute	:	30° 19' 31" N, 78° 02' 24" E
b)	Scarcity	:	Land is available
c)	Demand and supply of the kind of subject property	:	Average
d)	Comparable Composite sale prices of Land in the locality,	:	Rs. 90000 - 110000 /- per Sqm.
X. Engineering and Technology Aspects			
1	Type of Construction	:	"B" Class
2	Material & technology used	:	RCC Framed
3	Specifications, Year of Construction	:	2000
4	Maintenance issues, Age of the buildings	:	22 Year
5	Total life of the building,	:	48 Year
6	Extent of deterioration	:	NIL
7	Structural safety	:	Sound Safety
8	Protection against natural disaster viz. earthquakes,	:	Provided as per rule
9	Common facilities viz. lift, water pump, lights, security systems, etc.,	:	NA
10	Visible damages in the building	:	NIL
11	System of air-conditioning	:	NA
12	Provision of firefighting	:	NA
13	Copies of the plan and elevation of the building to be included	:	NA
XI. Environmental Friendly (Factors)			
1	Use of environment friendly building materials, Green Building techniques if any	:	NA
2	Provision of rain water harvesting	:	No
3	Use of solar heating and lightening systems, etc.	:	No
4	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	NIL
XII. Architectural and Aesthetic Quality of the Property			
a)	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.	:	Conventional
XIII. Valuation			
1	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	:	Since comparable sales are not available cost of reproduction of similar property has been considered.

	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.	
2	Prevailing Market Rate / Price trend of the Property in the locality/city.	: Rs. 90000 - 110000 /- per Sqm. : Rs. 95000.00 Per Sqm
3	Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income Tax Notification.	: Circle Rate of Residential : Rs. 109000.00 Per Sqm for Commercial : (Page No. 36, S.No. 8/H/1/08 Dated- 13-01-2020)
4	Summary of Valuation Guideline Value Guideline Value of Property Market Value of Property Hence, Market Value of Property a) Realizable Value b) Forced/Distress Sale value.	: Rs. 1647556.80 : Rs. 2000000.00 : Rs. 2000000.00 : Rs. 1600000.00 : Rs. 1500000.00
5	a). In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. b). Details of last two transactions in the locality/area to be provided, if available.	: Demand is more : Not Available

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 2000000.00 (Rupees Twenty Lakh Only)** (Prevailing market rate along with details /reference of at least 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 should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- | | |
|---|-------------------------|
| i. Date of purchase of immovable property | : Details not available |
| ii. Purchase Price of immovable property | : Details not available |
| iii. Book value of immovable property | : Rs. 1647556.80 |
| iv. Realizable Value of immovable property | : Rs. 1600000.00 |
| v. Distress Sale Value of immovable property | : Rs. 1500000.00 |
| vi. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated. | : Rs. 1647556.80 |

Place :- Haridwar

Date :- 30-05-2022

B. Jain
Signature
(Name of the Approved Valuer and
Seal of the Firm / Company)



1	Declaration from the valuer	:	Appendix IV
2	Model code of conduct for valuer	:	Appendix V
3	Photograph of owner with the property in the background :	:	Enclosed
4	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications	:	Yes
5	(Apps)/Internet sites (eg Google earth)/etc	:	Enclosed
6	Layout plan of the area in which the property is	:	NA
7	Building plan	:	NA
8	Floor plan	:	Copy of Circle Rate
	Any other relevant documents/extracts	:	

DECLARATION FROM VALUERS

I hereby declare that :-

- The information furnished in my valuation report dated 30-05-2022 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 27-05-2022. 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. (Annexure III- A signed copy of same to be taken and kept along with this declaration).
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor of the firm, who is competent to sign this valuation report.

Biam
Signature

Place :- Haridwar

Date :- 30-05-2022

D:\SA\PNB\Suman Tangri-1

(Name of the Approved Valuer and
Seal of the Firm / Company)



Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Not available
2	Purpose of valuation and appointing authority.	Recovery of Bank Loan, Punjab National Bank, Sastra Circle Office, Dehradun
3	Identity of the valuer and any other experts involved in the valuation	Only valuer
4	Disclosure of valuer interest or conflict, if any	NIL
5	Date of appointment, valuation date and date of report	26-05-2022, 30-05-2022
6	Inspections and/or investigations undertaken.	27-05-2022
7	Nature and sources of the information used or relied upon	Local survey
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Local survey
9	Restrictions on use of the report, if any.	Other than Bank loan from Punjab National Bank
10	Major factors that were taken into account during the valuation.	Market value
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.	1) Valuation has been carried out for Bank Loan
12	I have inspected the subjected property on 27-05-2022.	
13	Quarries if any will be entertain within ten days of sanctioned of loan.	

Place :- Haridwar

Date :- 30-05-2022

Brian
Signature

(Name of the Approved Valuer and
Seal of the Firm/ Company)



MODEL CODE OF CONDUCT FOR VALUERS

(Annexure-VI)

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

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

Integrity and Fairness

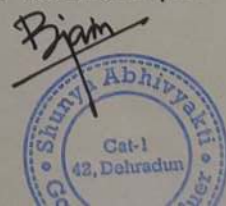
- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer 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.



- 18 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 19 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).
- 20 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.
- 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 organisation discredits the profession.



Miscellaneous

- 31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32 A valuer shall follow this code as amended or revised from time to time.

Place :- Haridwar

Date :- 30-05-2022

Photographs & Location Map:-

Bijam
Signature

Name of the Approved Valuer and Seal of the Firm / Company)



Bijam
Shunya Abhivyakti
Cat-1
42, Dehradun
Govt. Regd. Valuer



Bipin



Bipin



Annexure-I

Valuation (mention the Valuation as per Government Approved Rates also)							
Land Area (In Sqm)			Government Approved Rates (In Sqm)			Total Value	
22.56			0.00	Per Sqm for Commercial			0.00
(Page No. 36, S.No. 8/H/1/08 Dated- 13-01-2020)							
0.00							
Covered Area (In Sqm)		Roof . Ht M.	Age of Building Years	Government Approved Composite Rates (In Sqm)	Replacement	Total Value	
						Dep 1.5%	Net Value
1	Second Floor	22.56	3.0	22	109000.00	2459040.00	811483.20
							1647556.80
Guideline Value of Building Total							1647556.80
Guideline Value (Land + Building) Grand Total							1647556.80
Valuation of Land (Market Rates)							
Land Area (In Sqm)			Market Rate (In Sqm)			Total Value	
22.56			0.00			0.00	
Total							0.00
Valuation of Covered Area (Market Rates)							
Covered Area (In Sqm)		Roof . Ht M.	Age of Building Years	Estimated Composite Rates (In Sqm)	Replacement cost	Total Value	
						Dep 2.0%	Net Value
1	Second Floor	22.56	3.0	22	95000.00	2143200.00	119116.80
							2024083.20
Total							2024083.20
							0.00
Total							2024083.20
Fair Market Value					Say Rs.	2000000.00	
In Words :- (Rupees Twenty Lakh Only)							
Realizable Value							1600000.00
Forced/Distress Sale value.							1500000.00

Palce :- Haridwar

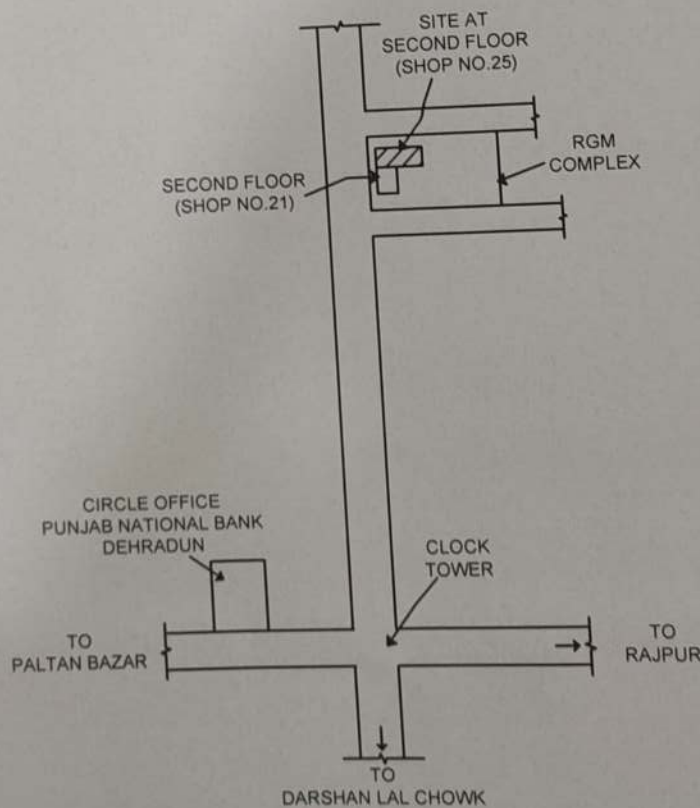
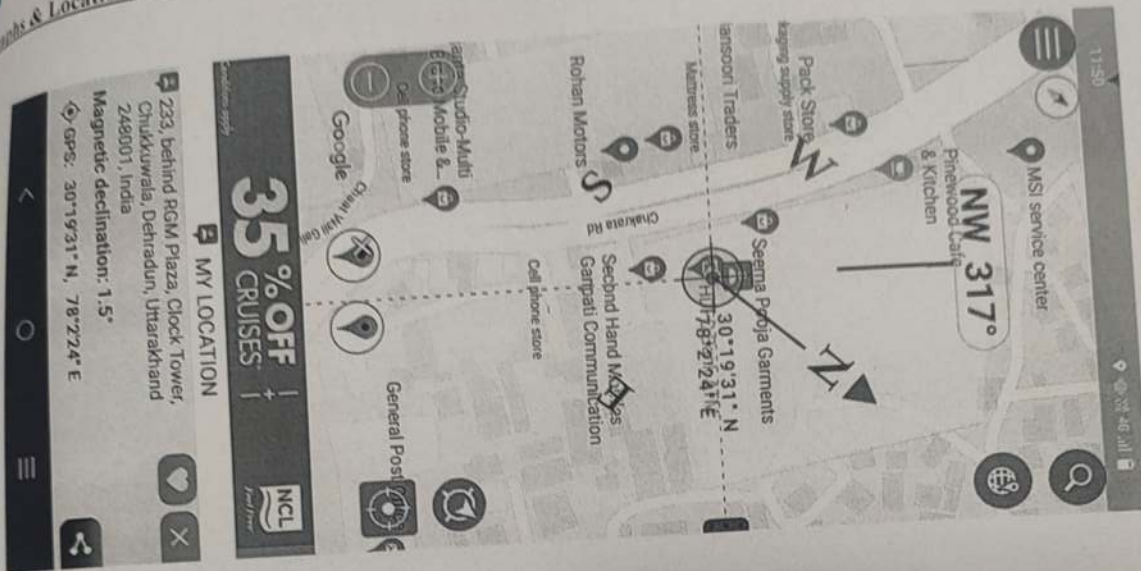
Date :- 30-05-2022

Bpm
(Vr BHAVUK JAIN)

(Panel Valuer)



Locations & Location Map:-



KEY PLAN

