



Ph. : 9560245851
9315949975

GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

Office. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

E-mail : nanakgupta@yahoo.co.in

Ref.: 25548/SBI/SME/US/SSJ/2021

Date: 30/03/2021

TO,
THE STATE BANK OF INDIA,
BRANCH: SME, UDYOG SADAN,
PATPARGANJ, DELHI

Nanak Chand Gupta
(Prop. of Global Valuers & Associates)
Plot No. 46, Sector-3, KarunaKunj,
Dwarka, New Delhi-110078
Phone : 011-41538230,
Mob. : 09560245851

VALUATION REPORT (IN RESPECT OF FLATS) NAME OF BORROWER: M/S MAYANK MUNDHRA MR

Pursuant to the request from The Branch Head, State Bank of India, SME Udyog Sadan, Patparganj, Delhi the Built up Lease Hold Residential Penthouse Unit No. DP-03, 21st Floor, Tower-D, Without Roof/Terrace Rights, Super area measuring 2485 Sq. Ft. or 230.86 Sq. Mt. (Covered area 1775 Sq. Ft. + 710 Sq. Ft. open terrace), Along with two covered car parking space, Situated in the Residential Group Housing Complex Known as Amrapali Sapphire, Plot No. GH-001, Sector-45, Noida, Gautam Budh Nagar, U.P. which is owned by Shri Prabhat Kumar Maheshwari S/o Late Shri H.C. Mahaeshwari & Smt. Anupama Mundhra W/o Shri Prabhat Kumar Maheshwari was inspected on 30/03/2021 for the purpose of assessing the present market value.

1. Copy of Lease Deed No. 88, Bahi No. 1, Jild No. 11149, Page No. 303 to 352, Dated 29/01/2020, Gautam Budh Nagar, U.P. (Purchased for Rs. 1,05,80,000/-)

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Part I & II After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for market ability etc., I am of the opinion that:

- | | | |
|-----------------------------------------------|---|-------------------|
| 1) The Fair market value of the property | : | Rs. 1,50,00,000/- |
| 2) The Realizable value of the property | : | Rs. 1,35,00,000/- |
| 3) The Distress value of the property | : | Rs. 1,12,00,000/- |
| 4) Total Estimated cost as per circle rate | : | Rs. 1,15,43,000/- |
| 5) Cost of construction for insurance purpose | : | Rs. 37,00,000/- |
| 6) Future Life of the building | : | 79 Years |

It is declared that:

- (i) I have inspected the property on 30/03/2021.
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Further the information and other details given above/ in the Annexure are true to the best of my knowledge and belief.
- (iv) The Valuation has been made of the right property as mentioned in the documents.
- (v) This valuation report is purely an opinion and is based upon sever assumptions. This has no legal or contractual obligation on our part.
- (vi) Valuation of assets differ from time to time/purpose of valuation and all subject to change of circumstances, Govt. policies and market trend. The valuation does not bind us with sale/realization of the assets valued.

Station: New Delhi

Date: 30/03/2021

The report is not to be referred if the purpose is different other than mentioned



Signature of Valuer with Seal

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Date: 30/03/2021

VALUATION REPORT (IN RESPECT OF FLATS)

I GENERAL			
1	Purpose for which the valuation is made	:	To assess fair market value of the property
2	Date of Inspection	:	30/03/2021
	Date on which the valuation is made	:	30/03/2021
3	List of Document produced for perusal	:	
	a Old Valuation report	:	-
	Conveyance Deed	:	Copy of Lease Deed No. 88, Bahi No. 1, Jild No. 11149, Page No. 303 to 352, Dated 29/01/2020, Gautam Budh Nagar, U.P.
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)	:	Shri Prabhat Kumar Maheshwari S/o Late Shri H.C. Mahaeshwari & Smt. Anupama Mundhra W/o Shri Prabhat Kumar Maheshwari Joint Ownership
5	Brief description of the property	:	It is a Lease Hold Residential Penthouse comprised of 03 Bedrooms, 01Drg/Dining, 01 Kitchen, 03Toilets & 03Balcony along with terrace area of 710 Sq. Ft. It is a 02B+GF+21 Storied RCC Framed Structure. It is situated on 21 st Floor.
6	Location of property	:	
	a Plot No. / Survey No.	:	Penthouse Unit No. DP-03, 21st Floor, Tower-D
	b Door No.	:	21 st Floor
	c T. S. No. / Village	:	
	d Ward / Taluka	:	Amrapali Sapphire, Plot No. GH-001, Sector-45
	e Mandal / District	:	Noida, Gautam Budh Nagar, U.P.
	f Date of issue and validity of layout of approved map / plan	:	Available with the Builder
	g Approved map / plan issuing authority	:	As Above
	h Whether genuineness or authenticity of approved map / plan is verified	:	As Above

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Date: 30/03/2021

Ref.: 25548/SBI/SME/US/SSJ/2021																							
	i	Any other comments by our empanelled valuers on authentic of approved plan		: No																			
7	Postal address of the property		:	Built up Lease Hold Residential Penthouse Unit No. DP-03, 21st Floor, Tower-D, Without Roof/Terrace Rights, Super area measuring 2485 Sq. Ft. or 230.86 Sq. Mt. (Covered area 1775 Sq. Ft. + 710 Sq. Ft. open terrace), Along with two covered car parking space, Situated in the Residential Group Housing Complex Known as Amrapali Sapphire, Plot No. GH-001, Sector-45, Noida, Gautam Budh Nagar, U.P.																			
8	City / Town		:	City																			
	Residential Area		:	Residential																			
	Commercial Area		:	--																			
	Industrial Area		:	--																			
9	Classification of the area		:																				
	(i)	High/Middle/Poor	:	Upper class																			
	(ii)	Urban/Semi/Rural	:	Urban																			
10	Coming under Corporation limit Village Panchayat / Municipality		:	Noida Authority																			
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area		:	No																			
12	Boundaries of the property			<table><tr><th colspan="2">As per Deed</th><th>Actual</th></tr><tr><td>North</td><td>:</td><td>-</td><td>Unit No. D-P02, & D-P03</td></tr><tr><td>South</td><td>:</td><td>-</td><td>Unit No. D-P01, & D-P04</td></tr><tr><td>East</td><td>:</td><td>-</td><td>Stair/Lift</td></tr><tr><td>West</td><td>:</td><td>-</td><td>Stair/Lift</td></tr></table>	As per Deed		Actual	North	:	-	Unit No. D-P02, & D-P03	South	:	-	Unit No. D-P01, & D-P04	East	:	-	Stair/Lift	West	:	-	Stair/Lift
	As per Deed		Actual																				
	North	:	-	Unit No. D-P02, & D-P03																			
	South	:	-	Unit No. D-P01, & D-P04																			
	East	:	-	Stair/Lift																			
West	:	-	Stair/Lift																				
13	Dimensions of the site		:	<table><tr><th colspan="2">As per the Deed</th><th>Actual</th></tr><tr><td>North</td><td>:</td><td rowspan="4">Super area 2485 Sq. Ft. or 230.86 Sq. Mt.</td></tr><tr><td>South</td><td>:</td></tr><tr><td>East</td><td>:</td></tr><tr><td>West</td><td>:</td></tr></table>	As per the Deed		Actual	North	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.	South	:	East	:	West	:							
	As per the Deed		Actual																				
	North	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.																				
	South	:																					
	East	:																					
West	:																						

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14.1	Extent of the Site		Super area 2485 Sq. Ft. or 230.86 Sq. Mt.
14.2	Latitude, Longitude and Coordinates of the site	:	Google Map Attached/ 28.548997, 77.346040
15	Extent of the site considered for valuation	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.
16	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Possession
II APARTMENT BUILDING			
1	Nature of the Apartment	:	Residential
2	Location		
	T. S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	Noida Authority
	Door No., Street or Road (Pin Code)	:	Built up Lease Hold Residential Penthouse Unit No. DP-03, 21st Floor, Tower-D, Without Roof/Terrace Rights, Super area measuring 2485 Sq. Ft. or 230.86 Sq. Mt. (Covered area 1775 Sq. Ft. + 710 Sq. Ft. open terrace), Along with two covered car parking space, Situated in the Residential Group Housing Complex Known as Amrapali Sapphire, Plot No. GH-001, Sector-45, Noida, Gautam Budh Nagar, U.P.
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	2020
5	Number of Floors	:	02B+GF+21 storied
6	Type of Structure	:	RCC Framed structure
7	Number of Dwelling units in the building	:	-
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	Yes
	Protected Water Supply	:	Yes

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	Underground Sewerage	:	Connected to public sewer
	Car Parking - Open/ Covered	:	02 covered parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	As above
III FLAT			
1	The floor on which the flat is situated	:	21 st Floor
2	Door No. of the flat	:	Penthouse Unit No. DP-03
3	Specifications of the flat		
	Roof	:	RCC
	Flooring	:	Vitrified Tiles
	Doors	:	Wooden
	Windows	:	Wooden
	Fittings	:	Good
	Finishing	:	Plastic emulsion paint over POP
4	House Tax	:	No Details given by the owner
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service Connection no.	:	No Details given by the owner
	Meter Card is in the name of	:	-
6	How is the maintenance of the flat?	:	Good
7	Sale Deed to be executed in the name of	:	-
8	What is the undivided area of land as per Sale Deed?	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.
9	What is the plinth area of the flat?	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.
10	What is the floor space index (app.)	:	Fully utilized
11	What is the Carpet Area of the flat?	:	Super area 2485 Sq. Ft. or 230.86 Sq. Mt.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner's possession
15	If rented, what is the monthly rent?	:	N/A
IV MARKETABILITY			

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1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	No
3	Any negative factors are observed which affect the market value in general?	:	No

V RATE

1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwithdetails/referenceofat-leasttwolatest deals/transactions with respect toadjacent properties in the areas)	:	Composite rate ranges between Rs. 5,500/- to Rs. 6,500/- per sq ft., as such Rs. 6,050/- per sqft has been considered for valuation
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison\ (give details).	:	Adopted rate is Rs. 6,050/- per sqft
3	Break – up for the rate	:	
	i Building + Services	:	Rs. 1,500/- per sqft
	ii Land + Others	:	Rs. 4,550/- per sqft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	230.86 Sq. Mt. x Rs. 50,000/- per Sq. Mt. = Rs. 1,15,43,000/-

VICOMPOSITE RATE ADOPTED AFTER DEPRECIATION

A	Depreciated building rate	:	
	Replacement cost of flat with Services {V (3)i}	:	Rs. 1,500/- per Sq. Ft.
	Age of the building	:	01 years old, built in 2020
	Future Life of the building estimated	:	79 years (80 Years)
	Depreciation percentage assuming the salvage value as 10%	:	Nil
	Depreciated Ratio of the building	:	Nil
B	Total composite rate arrived for valuation	:	

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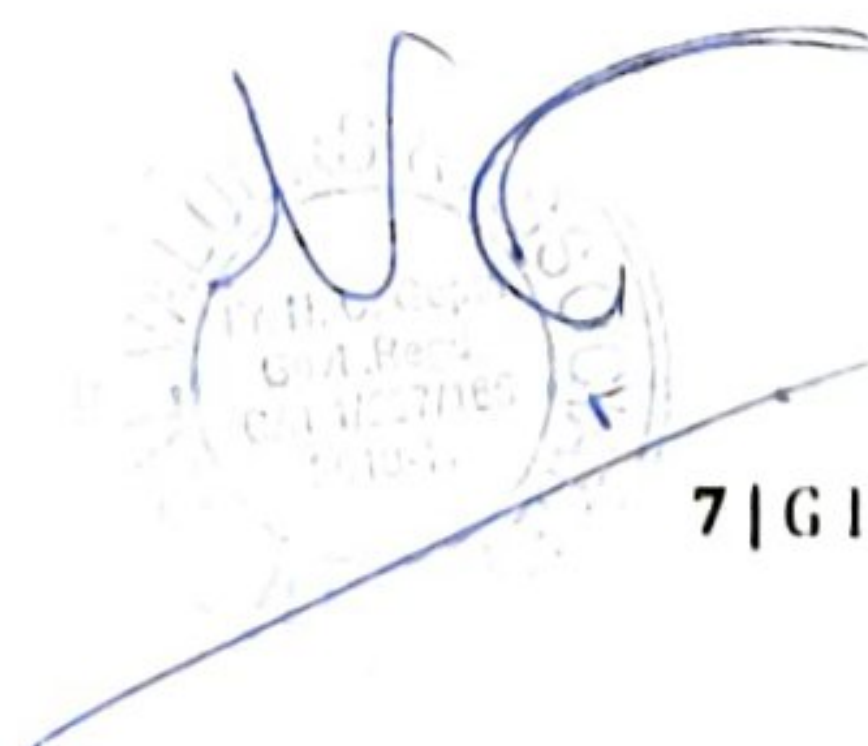
Depreciated building rate VI (a)	:	Rs. 1,500/- per sqft
Rate for Land & other V (3)ii		Rs. 4,550/- per sqft
Total Composite Rate		Rs. 6,050/- per sqft

DETAILS OF VALUATION:

S. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl.car parking, if provided)	2485 Sq. Ft.	6,050/- per sqft	Rs. 1,50,34,250/-
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits/electrical fittings, etc.,			Nil
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Common facilities like stilt parking share, lift and stair			
	TOTAL			Rs. 1,50,34,250/- Say Rs. 1,50,00,000/-

Market Value is More than of 20% of Govt. Guideline Rates (Circle Rates). In the govt. circle rates, there are no criteria of location/Locality/Colony. Market rates has been verified by the local dealers as well as on 99acres.com & magicbricks.com., the rates of Rs. 6,125/- Per Sq. Ft. on super area are available on computer site. The rate verified from local property dealers vary from Rs. 5,500/- to Rs. 6,500/- Per Sq. Ft., as such Rs. 6,050/- per Sq. Ft. has been considered for valuation.

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NANAK C GUPTA
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We tried to get the information from the Sub Registrar Office but were told that this information being confidential in nature, can not be provided. Hence, No sale instances are available.

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value 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 it is my considered opinion that the **present Market Value of the above property in the prevailing condition with aforesaid specification is Rs. 1,50,00,000/- (Rupees One Crore & Fifty Lakhs Only).** The Realizable value of the above property is Rs. 1,35,00,000/- (Rupees One Crore & Thirty Five Lakhs Only) and the Distress value Rs. 1,12,00,000/- (Rupees One Crore & Twelve Lakhs Only). Cost of construction for insurance purpose is Rs. 37,00,000/-

Place: New Delhi

Date: 30/03/2021



Signature and seal of Registered Valuer
on the Bank's Panel

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ Only).

Signature

(Name of the Branch Manager with Office Seal)

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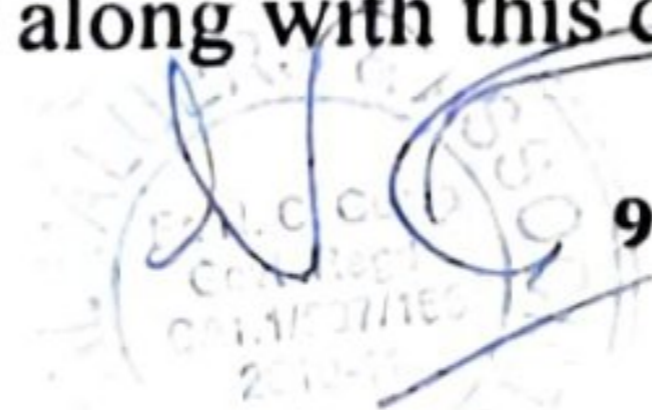
Date: 30/03/2021

Format of undertaking to be submitted by individuals/proprietor/partners/directors

DECLARATION-CUM-UNDERTAKING

1. Nanak Chand Gupta S/o Late Shri Jai Narain Gupta do hereby solemnly affirm and state that:
 - a. I am citizen of India.
 - b. I will not undertake valuation of any assets in which I have a direct or indirect interest of become so interested at any time during a period of three years prior to my appointment as valuer of three years after the valuation of assets was conducted by me.
 - c. The information furnished in my valuation report dated 30/03/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - d. I have personally inspected the property on 30/03/2021. The work is not sub-contracted to any other valuer and carried out by myself.
 - e. valuation report is submitted in the format as prescribed by the bank.
 - f. I have not been depanelled delisted by any other bank and in case any such depanelment by other banks during my empanelment with you. I will inform you within 3 days of such depanelment.
 - g. I have not been removed dismissed from service/employment earlier.
 - h. I have not been convicted of any offence and sentenced to a term of imprisonment.
 - i. I have not been found guilty of misconduct in professional capacity.
 - j. I have not been declared to be unsound mind.
 - k. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
 - l. I am not an undischarged insolvent.
 - m. I have not been levied a penalty under section 271J of Income-tax Act 1961 (43 of 1961) and time limit for filling appeal before Commissioner of Income-tax(Appeals) or Income-tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
 - n. I have not been convicted of an offence connected with any proceeding under the income Tax Act 1961. Wealth Tax Act 1957 or Gift Tax Act 1958 and
 - o. My PAN Card number as applicable is AEVPG5850R
 - p. I undertake to keep you informed of any events of happenings which would make me ineligible for empanelment as a valuer.
 - q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
 - r. 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.
 - s. 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.
 - t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)

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- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is not Bank's guidelines.
- x. I am the proprietor of the firm/company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only, Valuations are also under taken without receipt of Letter of Engagement from the Banks.
- z. Further, I hereby provide the following information.

S.No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Mentioned on page-1
2	Purpose of valuation and appointing authority	Mentioned on page-1
3	Identity of the valuer and any other experts involved in the valuation.	Mentioned on page-1
4	Disclosure of valuer interest or conflict, if any	Mentioned on page-2
5	Date of appointment, valuation date and date of report.	Mentioned on page-1
6	Inspections and/or investigations undertaken	Mentioned on page-1
7	Nature and sources of the information used of relied upon	Mentioned on page-1, 8&9
8	Procedures adopted in carrying out the valuation and valuation standards followed	Mentioned on page-8
9	Restrictions on use of the report, if any	Mentioned on page-9

Place: New Delhi

Date: 30/03/2021

Signature and seal of Registered Valuer
on the Bank's Panel

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GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

Office. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

E-mail : nanakcgupta@yahoo.co.in

Ref.: 25548/SBI/SME/US/SSJ/2021

Date: 30/03/2021

MODEL CODE OF CONDUCT FOR VALUERS

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.

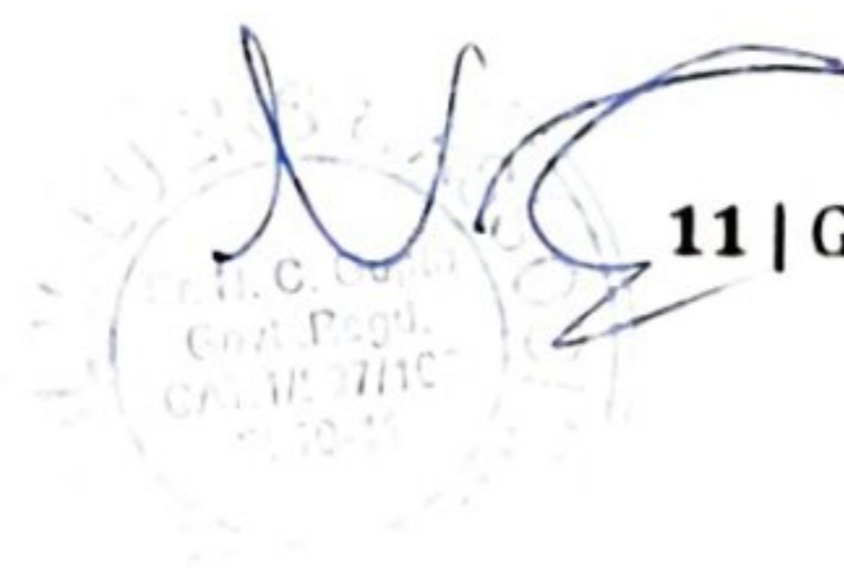
Professional Competence and Due Care

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.

The report is not to be referred if the purpose is different other than mentioned



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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. As an independent valuer, the valuer shall not charge success fee.
18. 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

19. 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

20. 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.
21. 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.
22. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
23. 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.

24. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
25. 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/

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Ph. : 9560245851
9315949975

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itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and Costs.

26. 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.
27. 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.
28. 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.
29. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

30. 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.
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.

Place: New Delhi
Date: 30.03.2021

Signature and seal of Registered Valuer
on the Bank's Panel



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is different other than mentioned

मल्टीस्टोरीज कामप्लेक्स का प्रचलित नाम	सेक्टर का फ्लॉक/ मोडल का नाम जहाँ कामप्लेक्स अवस्थित है।	मौहल्ले का प्रारूप-1 के अधीन आयुक्त भी-कोड	सुपर एरिया के निर्माण की दर (प्रति वर्गमीटर रू० में)	कार पार्किंग	
				कवर्ड पार्किंग	ओपन पार्किंग
1	2	3	4	5	
तदैव	36	0040	55000	3 लाख	1.5 लाख
तदैव	37	0041	50000	3 लाख	1.5 लाख
तदैव	38	0042	50000	3 लाख	1.5 लाख
तदैव	38A	0043	55000	3 लाख	1.5 लाख
तदैव	39	0044	55000	3 लाख	1.5 लाख
तदैव	40	0045	50000	3 लाख	1.5 लाख
तदैव	41	0046	50000	3 लाख	1.5 लाख
तदैव	42	0047	40000	3 लाख	1.5 लाख
तदैव	43	0048	40000	3 लाख	1.5 लाख
तदैव	44	0049	55000	3 लाख	1.5 लाख
तदैव	45	0050	50000	3 लाख	1.5 लाख
तदैव	46	0051	50000	3 लाख	1.5 लाख
तदैव	47	0052	50000	3 लाख	1.5 लाख
तदैव	48	0053	50000	3 लाख	1.5 लाख



(Signature)
जिलाधिकारी
गौतमबुद्धनगर।

(Signature)
अपर जिलाधिकारी (वित्त एवं राजस्व)
गौतमबुद्धनगर।

(Signature)
सहायक महानिरीक्षक निबंधन (प्रथम)
गौतमबुद्धनगर।

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4 BHK, PENTHOUSE FOR SALE IN SECTOR-45, NOIDA

Sector-45, Noida, India
2.45 Crore(s) 6125/- / Sq-ft

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🔍 ADD TO COMPARE

🔖 BOOKMARK



Covered Area: 4000
(<https://www.nanubhaiproperty.com/>)
Sq-ft

Plot Area: 5

Acre

Bedroom(s): 4

Bathroom(s): 5

Furnished: Semi-Furnished

Transaction Type: Resale

Floor Number: 22

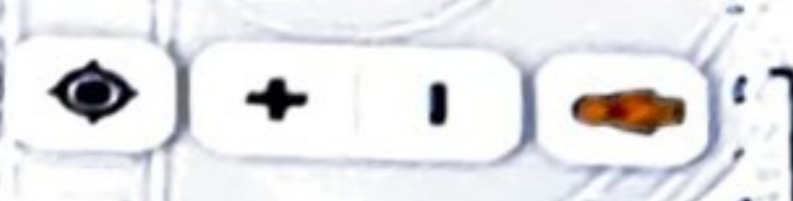
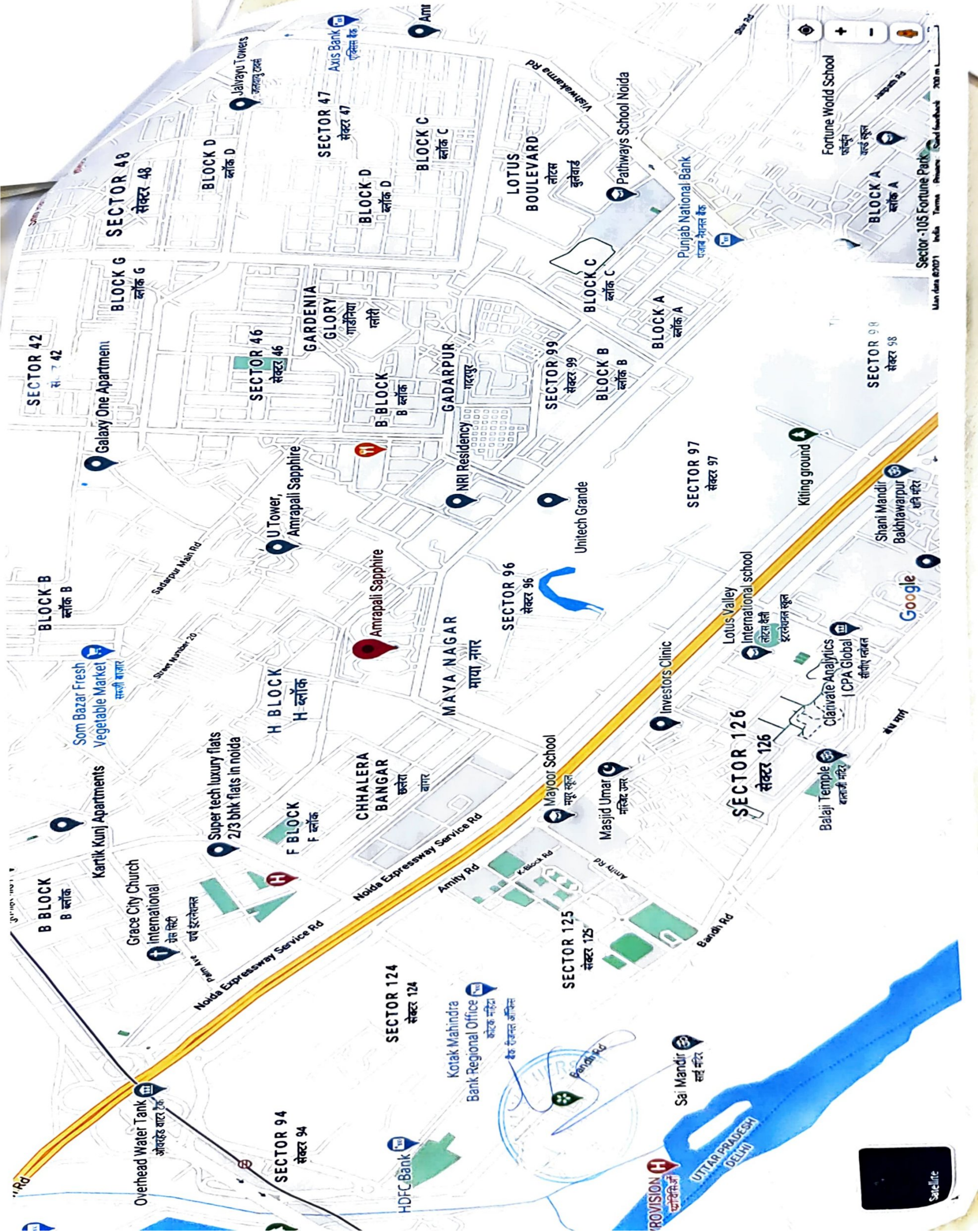
Total Floors: 22

Available From: Mar, 2016

- ✓ Power Back Up
- ✓ Club House/Community Park
- ✓ Park
- ✓ Water Storage
- ✓ Banquet Hall
- ✓ Security
- ✓ Lift
- ✓ Swimming Pool
- ✓ Reserved Parking
- ✓ Service/Goods Lift
- ✓ Cafeteria/Food Court
- ✓ Rain Water Harvesting
- ✓ Gymnasium/Fitness Center
- ✓ Servant Quarters
- ✓ Visitor Parking
- ✓ Conference Room







Sector - 105 Fortune Park
Map data ©2021 India Terms Privacy 700 m

