

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

IBBI Registration No. – IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

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VALUATION REPORT OF IMMOVABLE PROPERTY SITUATED AT

**PROPERTY BEARING KHATA NO. 00373 (FASLI YEAR 1416 TO 1421), KHASRA NO. 354
(OLD KHASRA NO. 372), SITUATED ON MAIN CHAKRATA ROAD IN
VILLAGE KOLHU PANI, PARGANA PACHWADOON,
TEHSIL VIKAS NAGAR, DISTT. DEHRADUN, UTTARAKHAND**

OWNER

**MR. GIRISH KUKREJA S/O MR. HARDIT SINGH KUKREJA &
MR. ACHINT KUKREJA S/O MR. GIRISH KUMAR KUKREJA**



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, RAJPUR ROAD, DEHRADUN

Our Ref: SBI/ SME, RAJPUR ROAD /VR/2022-23/014

Date: 16.09.2022

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

(To be used for all properties of Value above Rs. 5 Crores)

Our Ref : SBI/ SME, RAJPUR ROAD /VR/2022-23/014		Date: 16.09.2022		
Name & address of Branch		:	State Bank of India, SME Branch, Rajpur Road, Dehradun	
Name of Customers (s)/Borrowal Unit: (for which valuation report is sought)		:	Mr. Girish Kukreja S/o Mr. Hardit Singh Kukreja & Mr. Achint Kukreja S/o Mr. Girish Kumar Kukreja	
I.	INTRODUCTION			
a)	Name of the property owner (with address & Phone Nos.)	:	Mr. Girish Kukreja S/o Mr. Hardit Singh Kukreja & Mr. Achint Kukreja S/o Mr. Girish Kumar Kukreja Joint Ownership	
b)	Purpose of Valuation	:	To assess the fair market value of the property	
c)	Date of Inspection of Property	:	08.09.2022	
d)	Date of Valuation Report	:	16.09.2022	
e)	Name of the Developer of property (in case of Developer built properties)	:	Not applicable	
II.	PHYSICAL CHARACTERISTICS OF THE PROPERTY			
a).	Location of property			
	i	Nearby Landmark	:	The property is situated 200 m from Uttranchal University and Vishal Mega Mart running in same building.
	ii	Postal Address of the property	:	Property bearing Khata No. 00373 (Fasli Year 1416 to 1421), Khasra No. 354 (Old Khasra No. 372), situated at Main Chakrata Road in Village Kolhu Pani, Pargana Pachwadoon, Tehsil Vikas Nagar, Distt. Dehradun, Uttarakhand
	iii	Area of the plot/ land (supported by a plan)	:	766.25 sq m or 916.44 sq yd
	iv	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	:	Solid
	v	Independent access/approach to the property etc.	:	Available through 18.0 m wide Road on Southern side
	vi	Google Map Location of the property with a neighborhood layout map	:	Latitude 30°20'36.8"N Longitude 77°57'14.7"E
	vii	Details of roads abutting the property	:	Road 18.0 m wide abutting on Southern side

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	viii	Description of adjoining property (Including leasehold / freehold etc.) The property under valuation is basement plus stilt plus three storey commercial building built on freehold corner plot measuring 971.54 sq m as per sale deed and 969.96 sq m as per site measurement and building plan, out of which 203.71 sq m falls under road widening, remaining area of 766.25 sq m or 916.44 sq yd is meant for development. It has coverage of 320.95 sq m or 3454.70 sq ft in basement, 353.04 sq m or 3800.12 sq ft on stilt floor, 322.72 sq m or 3473.76 sq ft each on first, second, third & fourth floor, aggregating to 1964.87 sq m or 21,149.86 sq ft. Accommodation of the property is one hall each in basement & stilt for parking purpose, showroom, one toilet on first floor; showroom each on second, third & fourth floor. Property is rented out to M/s Airplaza Retail Holdings Private Limited for Rs. 4,00,000/- per month and tenant running a Vishal Mega Mart. It was built in the year 2022 and is in good condition.			
	ix	Plot No. Survey No.	:	Property bearing Khata No. 00373 (Fasli Year 1416 to 1421), Khasra No. 354 (Old Khasra No. 372),	
	x	Ward/ Village/ Taluka	:	Kolhu Pani	
	xi	Sub-Registry/ Block	:	Dehradun	
	xii	District	:	Dehradun	
	xiii	Any other aspect		Nil	
b)	Plinth Area, Carpet area and saleable area to be mentioned separately and clarified			Floor	Actual/DC Area
			Basement	320.95 sq m or 3454.70 sq ft	
			Stilt	353.04 sq m or 3800.12 sq ft	
			1 st Floor	322.72 sq m or 3473.76 sq ft	
			2 st Floor	322.72 sq m or 3473.76 sq ft	
			3 rd Floor	322.72 sq m or 3473.76 sq ft	
			4 th Floor	322.72 sq m or 3473.76 sq ft	
			Total	1964.87 sq m or 21,149.86 sq ft	
c).	Boundaries of the Property		:	As per Deed/LSR	Actual
	North		:	Property of Mr. Parasram, Mohan Singh	Other's Property
	South		:	Road 41 ft	Road 18 m wide Main Chakrata Road
	East		:	Land of Dr. Luthra	Other's Property
	West		:	Land of Mrs. Simmi Kukreja	Land of Mrs. Simmi Kukreja

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III. TOWN PLANNING PARAMETERS		
i	Master plan Provision related to property in terms of land use	: Commercial use
ii	FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed	: FAR Permitted -162% FAR Utilized - 149.59 % (on sanctioned area and 168.47 on DC area)
iii	Ground Coverage	: 44.62 %
iv	Comment on whether OC- Occupancy certificated has been issued or not	: Owner to disclose
v	Comment on unauthorized constructions if any	: No
vi	Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction	: No, TDR rights
vii	Planning area / zone	: Commercial area
viii	Developmental controls	: MDDA
ix	Zoning regulations	: As above
x	Comment on the surrounding land uses and adjoining properties in terms of uses	: Commercial area
xi	Comment on Demolition proceedings if any	: Not applicable
xii	Comment on compounding/ regularization proceedings	: Existing/Compounding Building Plan No. OC-0267/21-22 is approved by Brijesh Kumar Sant (Vice Chairman, MDDA) and is recommended for approved by Er. Harichand Singh Rana (Superintendent Engineer, MDDA), dated 02.03.2022
xiii	Any other Aspect	: No
IV. DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY		
a. (i)	Ownership Documents Sale Deed, Gift Deed, Lease Deed	: (i) Sale Deed Registration No. 5540, dated 14.09.2005, registered in the office of Sub-Registrar- Vikas Nagar, Dehradun in the name of Mr. Girish Kukreja S/o Mr. Hardit Singh Kukreja for land measuring 485.77 sq m . (ii) Gift Deed Registration No. 2340, dated 22.03.2021, Book No. 1, Volume No. 3,914, on Page 207 to 236, registered in the office of Sub-Registrar- Vikas Nagar II, Dehradun in the name of Mr. Achint Kukreja S/o Mr. Girish Kumar Kukreja for land measuring 485.77 sq m. Total land measuring 971.54 sqm. (ii) Agreement to Lease dated 25.11.2019 between Mr. Girish Kukreja S/o Mr. Hardit Singh Kukreja & Mrs. Simmi Kukreja W/o Mr. Mr. Girish Kukreja and M/s Airplaza Retail Holdings Private Limited.

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(ii)	TIR of the Property	:	Bank to obtained LSR from bank panel advocate
b	Name of the Owner/s	:	Mr. Girish Kukreja S/o Mr. Hardit Singh Kukreja & Mr. Achint Kukreja S/o Mr. Girish Kumar Kukreja
c	Ordinary status of freehold or leasehold including restrictions on transfer	:	Freehold
d	Agreement of easement if any	:	No
e	Notification of acquisition if any	:	No
f	Notification of road widening if any	:	No
g	Heritage restriction, if any	:	No
h	Comment on transferability of the property ownership	:	Yes, transferable
i	Comment on existing mortgages/ charges /encumbrances on the property, if any	:	Owner to disclose
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	As above
k	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority-Any violation from the approved building plan-	:	Existing/Compounding Building Plan No. OC-0267/21-22 is approved by Brijesh Kumar Sant (Vice Chairman, MDDA) and is recommended for approved by Er. Harichand Singh Rana (Superintendent Engineer, MDDA), dated 02.03.2022
l	Whether property is agricultural Land if yes, any conversion is contemplated	:	No, commercial property
m	Whether the property is SARFAESI compliant	:	Yes
n	a) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	:	Detail not provided
o	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	To be Mortgaged
p	Qualification in TIR/Mitigation suggested if any	:	No
q	Any other aspect	:	No

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V ECONOMIC ASPECTS OF THE PROPERTY		
a) i)	Reasonable letting value	: Rs. 30/- to 35/- per sq ft (approx) per month
ii)	If property is occupied by	: Tenant occupied
	Number of tenants	: M/s Airplaza Retail Holdings Private Limited
	Since how long (tenant wise)	: Since 03 years
	Status of tenancy right	: Agreement to lease for 36 months
	Rent received per month (tenant-wise) with a comparison of existing market rent	: Rs. 4,00,000/- per months (All Floors)
iii)	Taxes and other outings	: Owner to disclose
iv)	Property Insurance	: As above
v)	Monthly Maintenance charges	: Not applicable
vi)	Security Charges	: As above
vii)	Any other aspect	: As above
VI SOCIO CULTURAL ASPECTS OF THE PROPERTY		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	: All amenities are available within 1-2 kms.
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	: No
VII FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY		
a)	Description of the functionality and utility of the property in terms of:	
	Space Allocation	: Available
	Storage Spaces	: Available
	Utility Spaces Provided Within the Building	: Available
	Car Parking Facility	: Available
	Balconies Etc.	: Available
b)	Any other aspect	: No
VIII INFRASTRUCTURE AVAILABILITY		
a) Description of aqua infrastructure availability in terms of:		
	Water supply	: Available
	Sewerage/sanitation system underground or open	: Connected to public sewer
	Storm Water drainage	: Available
b) Description of other physical infrastructure facilities viz.		
	Solid Waste Management	: Yes
	Electricity	: Yes
	Road and Public transport connectivity	: Yes
	Availability of other public utilities nearby	: Available within 1-2 kms
c) Social Infrastructure in terms of		
	School	: Available within 1-2 kms
	Medical Facilities	: As above
	Recreational facility in terms of parks and open	: As above

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IX MARKETABILITY OF THE PROPERTY		
a)	Marketability of the property in terms of:	
	Location attributes	: Average
	Scarcity	: Average
	Demand and supply of the kind of subject property	: Average
	Comparable sale prices in the locality	: Rs. 43,000/- per sq yd
b)	Any other aspect which has relevance on the value or marketability of the property	: No
X ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY		
a)	Type of construction	: RCC framed structure
b)	Material & technology used	: I st class material and modern technology used
c)	Specifications	: Good
d)	Maintenance issues	: Good
e)	Age of the building	: Newly Built
f)	Future life of the building	: 60 years
g)	Total life of the building	: 60 years
h)	Extent of deterioration	: Nil
i)	Structural safety	: Structurally Safe for low intensity of earthquakes
j)	Protection against natural disaster viz. earthquakes	: To bear low intensity earthquakes
k)	Visible damage in the building	: No
l)	System of air-conditioning	: Yes
m)	Provision of firefighting	: Yes
n)	Copies of the plan and elevation of the building to be included	: Owner to disclose
XI ENVIRONMENTAL FACTORS		
a)	Use of environmental friendly building materials, Green Building Techniques if any	: No
b)	Provision of rain water harvesting	: No
c)	Use of solar heating and lightening systems, etc.	: No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	: No
XII ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
a)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	: New fashioned Building

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XII (VALUATION)		
a)	Methodology of valuation-procedures adopted for arriving at the valuation.	: Land and Building Method
	Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	: After doing significant local market research & information gathered from public domain, we came to know that the market rates for commercial land rate ranges between Rs. 42,000/- to Rs. 45,000/- per sq yd. We are of the opinion that Rs. 43,000/- per sq yd. should be reasonable for such commercial plot.
b)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks. Com, 99 acres.com, makaan.com etc, if available	: Screen shots not available.
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	: Land rate: Rs. 9,867/- per sq m (Basic rate of land Rs. 7,800/- and additional 15% i.e. Rs. 1,170/- as the land is situated on more than 18mtr. wide main chakrata road which comes to Rs. 8,970/- & additional 10% value as the land is commercial). Construction rate : Rs. 12,000/- per sq m
d)	SUMMARY OF VALUATION	
	Guideline Value/Circle Rate	
	a) Land	: 766.25 sq m x Rs. 9,867/- per sq m = Rs. 75,60,589/-
	b) Building	: 1964.87 sq m x Rs.12,000/- per sq m = Rs. 2,35,78,440/-
	Guideline Value (a + b)	: Rs. 75,60,589/- + Rs. 2,35,78,440/- = Rs. 3,11,39,029/-
	Fair Market Value	
	a) Land Value	: Land rate ranges between Rs. 42,000/- to Rs. 45,000/- per sq yd. Adopted rate of land is Rs. 43,000/- per sq yd 916.44 sq yd x Rs. 43,000/- per sq yd = Rs. 3,94,06,920/-

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b) Cost of construction									
S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ Nil % Rs.	Net value after depreciation Rs	
	1	Basement	3454.70 sq ft	10ft	Newly built	1,200/- per sq ft	41,45,640/-	-	41,45,640/-
	2	Stilt Floor	3800.12 sq ft	10ft	Newly built	900/- per sq ft	34,20,108/-	-	34,20,108/-
	3	FF+SF+ TF+4 th F	13,895.04 sq ft	10ft	Newly built	1,800/- per sq ft	2,50,11,072/-	-	2,50,11,072/-
	Total								3,25,76,820/-
(EXTRA ITEMS)							(AMOUNT IN RS.)		
1.	Portico				:	}	Nil		
2.	Ornamental front door				:				
3.	Sit out/ Verandah with steel grills				:				
4.	Goods Lift				:				
5.	Extra steel/ collapsible gates				:				
	Total				:	Nil			
(AMENITIES)							(AMOUNT IN RS.)		
1.	Wardrobes				:	}	Nil		
2.	Glazed tiles				:				
3.	Extra sinks and bath tub				:				
4.	Marble / Ceramic tiles flooring				:				
5.	Interior decorations				:				
6.	Architectural elevation works				:				
7.	Paneling works				:				
8.	Aluminum works				:				
9.	Aluminum hand rails				:				
10.	False ceiling				:				
	Total				:	Nil			
(MISCELLANEOUS)							(AMOUNT IN RS.)		
1.	Separate toilet room				:	}	Nil		
2.	Separate lumber room				:				
3.	Separate water tank/ sump				:				
4.	Trees, gardening				:				
	Total				:	Nil			

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(SERVICES)		(AMOUNT IN RS.)
1.	Water supply arrangements	Rs. 20,00,000/-
2.	Drainage arrangements	
3.	Compound wall, gate & temporary structure	
4.	C. B. deposits, fittings etc.	
5.	Pavement	
	Total	Rs. 20,00,000/-
TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
	Land Value	: Rs. 3,94,06,920/-
	Cost of construction	: Rs. 3,25,76,820/-
	Extra Items	: Nil
	Amenities	: Nil
	Miscellaneous	: Nil
	Services	: Rs. 20,00,000/-
	Total Fair Market Value	: Rs. 7,39,83,740/-
	Say	Rs. 7.40 Cr. (Rupees Seven Crore Forty Lakh Only)
	Realizable Value (15% less than the Fair Market Value)	: Rs. 6.29 Cr. (Rupees Six Crore Twenty Nine Lakh Only)
	Forced/ Distress Sale Value (25% less than the Fair Market Value)	: Rs. 5.55 Cr. (Rupees Five Crore Fifty Five Lakh Only)
	Cost of construction for insurance purpose	: Rs. 3.46 Cr. (Rupees Three Crore Forty Six Lakh Only)
	The Book Value of the above property	: (i) Rs. 47,85,495/- + Rs. 48,000/- (Stamp Duty) as on 22.03.2021 (Gift Deed) (ii) Rs. 1,71,000/- + Rs. 17,100/- (Stamp Duty) as on 14.09.2002 (Sale Deed)
e)	i) 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.	: Being developed area, prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection
	ii) Details of last two transactions in the locality/area to be provided, if available	: Details of last two transactions are not available. Property dealer: 1. Mr. Gagan : 9761213048 2. Earth Properties: 9927865406

Date: 16.09.2022

Place: New Delhi

For Real value Consultants

(Ravi Mohan Bhardwaj)

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DECLARATION

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued. I / my authorized representative Mr. Sandeep Kaushal has inspected the subject property on dated 08.09.2022
- v. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- vi. I am an approved Valuer under SARFAESI ACT 2002 and am approved by the Bank. I have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.

Note : I have submitted the valuation Report (s) directly to the Bank.

Date: 16.09.2022

Place: New Delhi

**For Real value Consultants
(Ravi Mohan Bhardwaj)
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XV	ENCLOSURES	
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Attached
b)	Building plan	Sanctioned Building Plan no. OC-0267/21-22 is approved by Brijesh Kumar Sant (Vice Chairman, MDDA), and is recommended for approved by Prashant Kumar Semi Semwal (Junior Engineer, MDDA), dated 02.03.2022
c)	Floor Plan	As above
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a Selfie of the Valuer at the site	Photographs of the property Attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	No
f)	Google Map location of the property	Longitude /latitude given
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks. Com, 99 Acres.com, Makan.com etc.	Screen shots available
h)	Any other relevant documents extracts	Nil

Date: 16.09.2022

Place: New Delhi

For Real value Consultants

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Encl: 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

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(Annexure-IV)

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

DECLARATION- CUM- UNDERTAKING

I. **Er. Ravi Mohan Bhardwaj S/o Late Sh. Prem Narain** do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated **16.09.2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our Engineer/Surveyor has personally inspected the property on **08.09.2022 in the presence of owner Mr. Achint Kukreja (73008-40420)**. The work is not subcontracted 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 filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by 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

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- o. My PAN Card number/Service Tax number as applicable is **AGFPB2566D**.
- p. I undertake to keep you informed of any events or 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)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- x. I am the proprietor / partner / authorized official 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.
- z. Further, I hereby provide the following information.

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S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property bearing Khata No. 00373 (Fasli Year 1416 To 1421), Khasra No. 354 (Old Khasra No. 372), situated at Chakrata Road in Village Kolhu Pani, Pargana Pachwadoon, Tehsil Vikas Nagar, Distt. Dehradun, Uttarakhand.
2	Purpose of valuation and appointing authority	To Assess the Fair Market Value, Work assigned by State Bank of India, SME Branch, Rajpur Road, Dehradun.
3	Identity of the valuer and any other experts involved in the valuation;	Valuer – Real Value Consultants through its Prop. Er. Ravi Mohan Bhardwaj along with Assistant Surveyor Mr. Sandeep Kaushal.
4	Disclosure of valuer interest or conflict, if any;	No interest
5	Date of appointment, valuation date and date of report;	Date of appointment – 06.09.2022 Date of report - 16.09.2022
6	Inspections and/or investigations undertaken;	Property inspected on 08.09.2022
7	Nature and sources of the information used or relied upon;	Enquired from local real estate agents, Neighbors, online market trends on 99 acres .com, Makaan. Com and our previous data.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Adopted land & Building Method as per Indian Valuation Practice
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Adopted land & Building Method
11	Major factors that were not taken into account during the valuation;	All factors are considered during the valuation.
12	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.	--

Date : 16.09.2022

Place : New Delhi

Signature

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

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(Annexure-V)

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.

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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.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

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

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.

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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

Signature of the valuer : _____

Name of the Valuer : Er. Ravi Mohan Bhardwaj
Prop. Real Value Consultants

Address of the valuer : 139-140, Pocket-1, Sector-25, Rohini, Delhi-85

Date: 16.09.2022

Place: New Delhi

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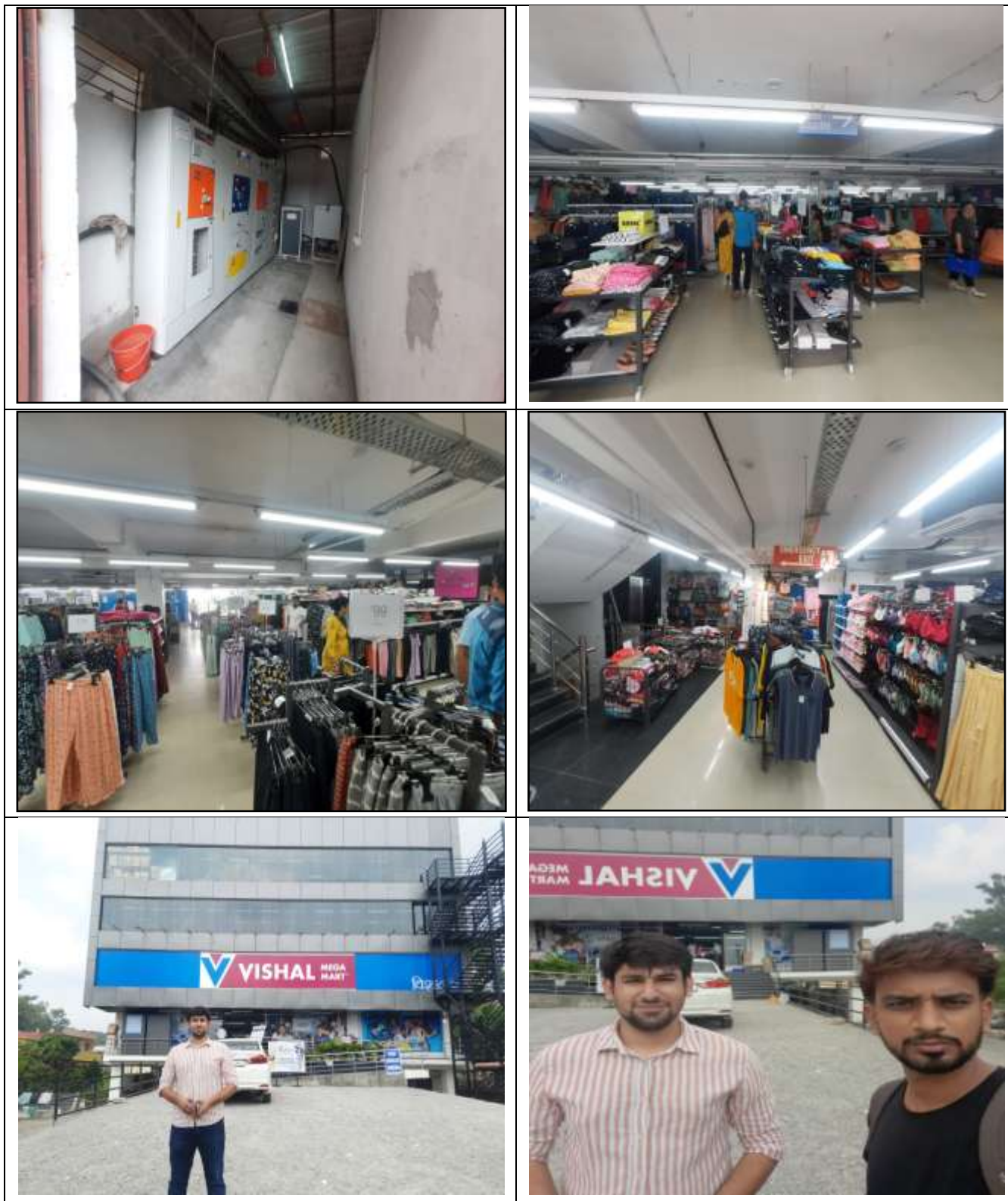
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF PROPERTY BEARING KHATA NO. 00373 (FASLI YEAR 1416 TO 1421), KHASRA NO. 354 (OLD KHASRA NO. 372), SITUATED AT CHAKRATA ROAD IN VILLAGE KOLHU PANI, PARGANA PACHWADOON, TEHSIL VIKAS NAGAR, DISTT. DEHRADUN, UTTARAKHAND

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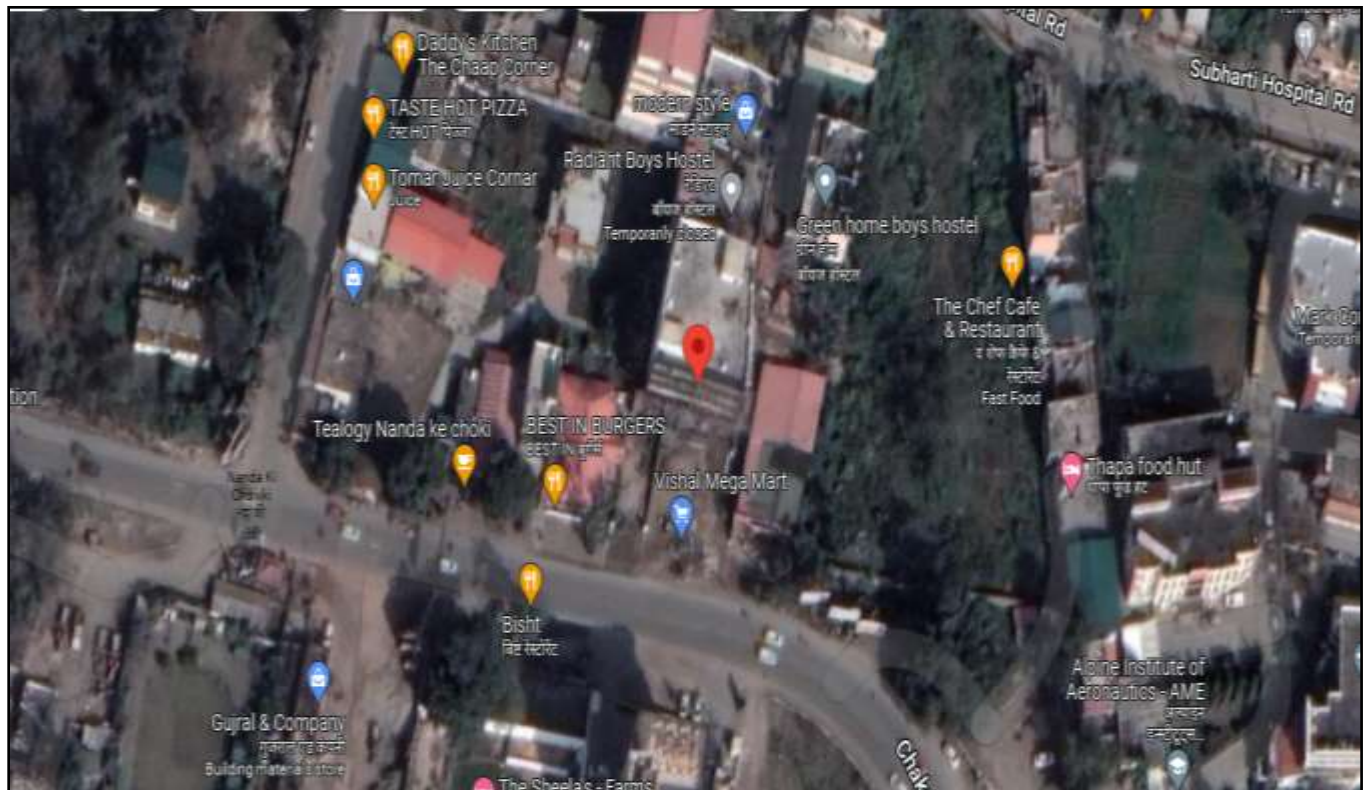
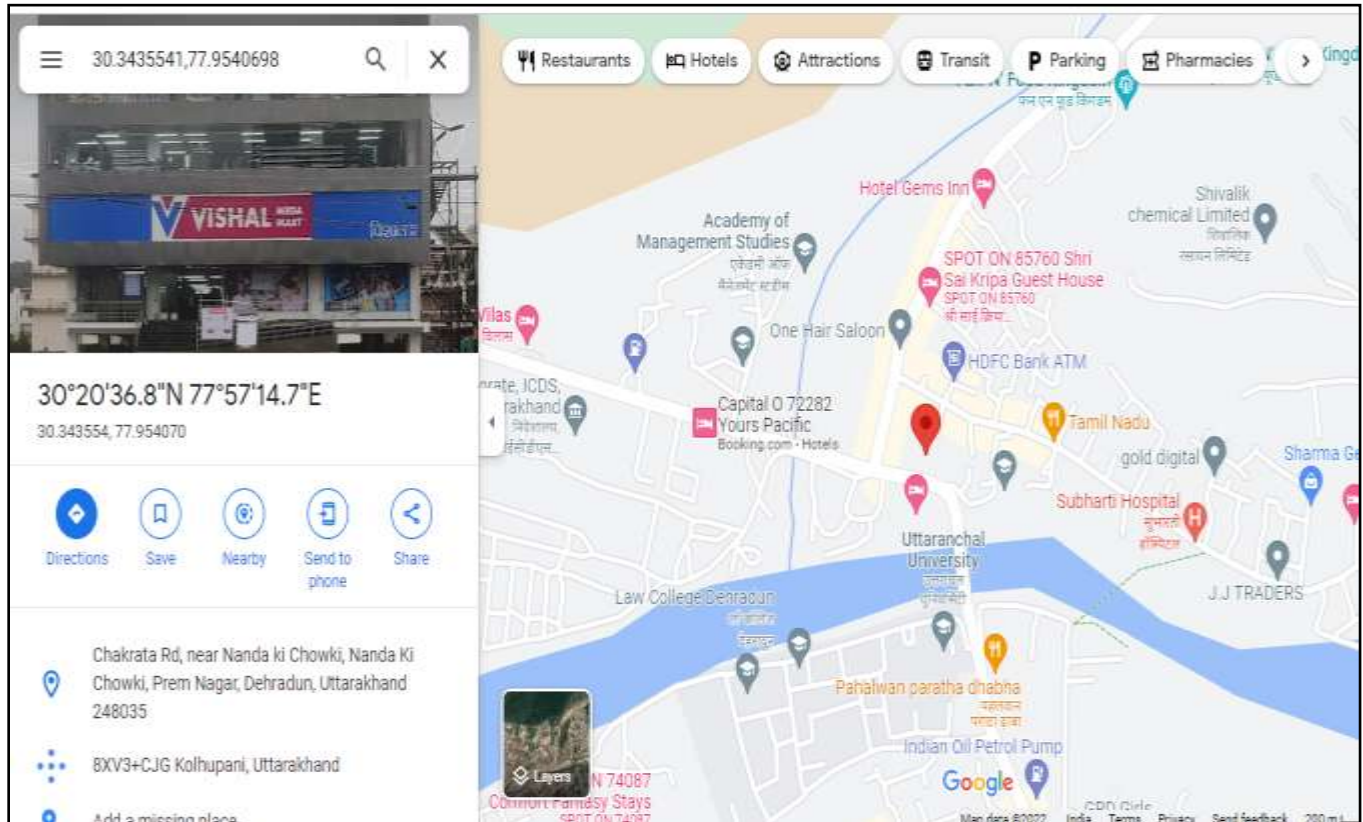
(PANEL VALUER OF IMMOVABLE PROPERTIES)



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GOOGLE LOCATION

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प्रमुख मार्ग विकासनगर निबंधन उप जिला-विकासनगर (प्रमुख मार्ग पर 0 से 350 मीटर दूरी के अन्तर्गत)

क्रमांक	प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लो/राजस्व ग्रामों का नाम	कृषि भूमि प्रति हैक्टेयर लाख रुपये में सामान्य दर	अकृषि भूमि/सम्पत्ति (रुपये प्रति वर्गमीटर) सामान्य दर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रुपये प्रति वर्गमीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रुपये प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रुपये प्रति वर्गमीटर)		
				0 से 50 मीटर तक	50 मीटर छोड़कर 350 मीटर तक		दुकान/रेस्टोरेंट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिट्टरबोश	टीनपेज	
1	2	3	4	5	6	7	8	9	10	11	12
1	A	विकासनगर में अटल इंस फटा रोड पर	-	295	7800	6800	21800	75000	70000	12000	10000
6	F	1 चक्रवात रोड पर नन्दा की चौकी से इन विभाग बैरियर से रिजेन्टा होटल होते हुए रिजर्व कोरिडोर की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
		2 शिमला बाईपास रोड पर सिसनवाडा की सीमा समाप्ति के बाद चक्रवात की सीमा तक	295	7800	6800	21800	75000	70000	12000	10000	
		3 शिमला बाईपास रोड पर मल्हनगान्त की सीमा तक	295	7800	6800	21800	75000	70000	12000	10000	
		4 शिमला बाईपास रोड पर विकासनगर की सीमा बहोवाला पुल से अग्रवाल देवतार से मुड़ती चौक होते हुए ईस्ट होप टाउन की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
		5 चक्रवात रोड पर रिजर्व कोरिडोर की सीमा के बाद सेलाकुई की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
		6 नन्दा की चौकी से बिर्वाली मार्ग पर ट्रेडिशनल यूनिवर्सिटी होते हुए बूरा चौक तक एवं पैदा चौक से कुलसनी की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
		7 चक्रवात रोड पर ग्राम डाकी की सीमा के बाद चक्रवात होते हुए छरबा की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
		8 चक्रवात रोड पर लाम्हा रोड पर जनादन प्लॉट फील्ड होते हुए लम्बीपुर ब्रह्मदत्त चौक तक एवं होवावाला मार्ग पर छरबा तिराहे तीनों ओर छरबा की सीमा समाप्ति तक	295	7800	6800	21800	75000	70000	12000	10000	
9		चक्रवात रोड पर चक्रवात मार्ग जनादन									

सामान्य अनुदेशिका

यह मूल्यांकन सूची का भाग है

(A)	कृषि/अकृषि भूमि/बहुमंजिला आवासीय भवन/पलैट तथा वाणिज्यिक भवन/दुकान/प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश :-
(1)	यद्यपि कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित मुख्यण्ड हेतु निर्धारित की गयी है, किन्तु यदि-
(क)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 08 मीटर या अधिक व 12 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 08 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 12 मीटर या अधिक व 16 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 16 मीटर या अधिक व 18 मीटर से कम चौड़े मार्ग के किनारे स्थित है, तो सामान्य दर के 16 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(घ)	कृषि/अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान, 18 मीटर या अधिक चौड़े मार्ग के किनारे स्थित है, तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन में स्थित दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर निर्धारित की जायेगी। सुपर एरिया प्रति वर्ग मीटर के आधार पर निम्न की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन सम्मिलित माना जायेगा।
(3)	ऑपिंग मील तथा अन्य ऐसे प्रतिष्ठान, जिनमें स्वचालित यांत्रिक सीढ़ियाँ (Escalator) का प्रयोग हुआ हो, को छोड़ कर बहुखण्डीय व्यावसायिक प्रतिष्ठानों में अन्तर्गत सम्पत्ति में लीअर घाटण्ड फ्लोर, अपर घाटण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दर प्रभावी होगी, जबकि बेशेम्बल व प्रथम तल पर होने की दशा में ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में कमरा- 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक इकाई के सम्पूर्ण आगमित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान/वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दर सम्मिलित है, के अनुसार एवं अनुलग्नक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर आंकलित किया जायेगा।

CIRCLE RATE

