

PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-1/A.307, Third Floor, M.S. Chamber,
Aruna Park, Laxmi Nagar, East Delhi-110092

M.: 09582166798 & 9711633049

Email Id: perfectvaluers2012@gmail.com;
perfectvaluers2012@yahoo.in;

Ref. No.: SBI/SME NIT FDB/2022-23/MAY-001/MM

DATED: 27.05.2022

PROPERTY SITUATED AT	:-	VACANT PLOT NO. 84-A, BLOCK H, SITUATED AT DLF MODEL TOWN, SECTOR-10, FARIDABAD (HARYANA)
OWNERS	:-	MR. JANAK RAJ S/O MR. BUDH RAM
ACCOUNT NAME	:-	M/S FATEH CHAND JAIN
FAIR MARKET VALUE	:-	RS. 3,12,00,000/-
RELIZABLE VALUE	:-	RS. 2,65,00,000/-
GUIDE LINE VALUE	:-	Rs. 1,75,00,000/-
COST OF CONSTRUCTION	:-	Vacant plot
BRANCH NAME	:-	STATE BANK OF INDIA, SME BRANCH, NIT FARIDABAD (HARYANA)



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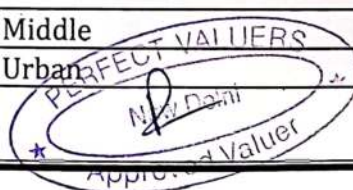
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VALUATION REPORT OF IMMOVABLE PROPERTY

I. GENERAL

1.	Purpose for which the valuation is made	:	Fair Market Value for Bank Credit Facilities
2.	a) Date of Inspection	:	26.05.2022
	b) Date on which the valuation is made	:	27.05.2022
3.	List of Documents produced for perusal	:	Photocopy of Sale Deed Regd. 10670, dated 28.02.2000-
4. a)	Name of the owner (s) and his / their address (es)	:	Mr. Janak Raj S/O Mr. Budh Ram
4. b)	Account Name	:	M/S Fateh Chand Jain
5.	Brief description of the property (Including leasehold / freehold etc)		
	1) The property under valuation is a vacant residential plot bearing no. 84-A in Block-H Situated at DLF Model Town, Sector-10, Faridabad (Haryana) measuring area 500 sq. yds or 418.06 sq. mtrs (as per docs) and the same area is considered for valuation.		
	2) Subject property is demarcated with boundary wall and having small temporary shed only as on date.		
	3) The property is located near Pusph Vatika.		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Vacant Plot No. 84-A, Block H, Situated at DLF
	b) Door No.	:	Model Town, Sector-10, Faridabad (Haryana)
	c) T. S. No. / Village	:	
	d) Ward / Taluka	:	
	e) Mandal / District	:	
7.	Postal address of the property	:	As above
8.	City / Town	:	City
	Residential Area	:	Yes, Residential
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban

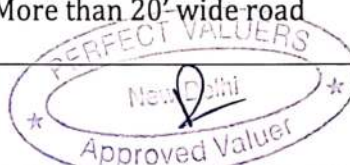


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	Coming under Corporation Limit / Village Panchayet / Municipality	:	MCF	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	-do-	
12.	In case it is an agricultural land, nay conversion to house site plots is contemplated.	:	N.A.	
13.	Boundaries of the Property	:	As per Legal	As per site
	North	:	Not given in deed	Property No. 84
	South	:		Property No. 85
	East	:		Other Property
	West	:		Road
14.	Dimensions of the site	:	A	B
		:	As per Docs	As per site
	North	:		
	South	:	500 sq. yrds or 418.06 sq. mtrs (as per docs/site)	
	East	:	(45'x100') approx.	
	West	:		
15.	Extent of the site	:	500 sq. yds. as per docs/site	
16.	Latitude, Longitude and Coordinates of the site	:	28.37349782 N 77.32830548 E	
17.	Extent of the site considered for Valuation (least of 14a & 14b)	:	500 sq. yrds or 418.06 sq. mtrs as per docs/site	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A as vacant plot	

II. CHARACTERSTICS OF THE SITE

1.	Classification of Locality	:	Middle Class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	Nearby
5.	Level of land with topographical conditions	:	Level
6.	Shape of land	:	Rectangular Shape
7.	Type of use to which it can be put	:	Residential Vacant plot
8.	Any usage restriction	:	Other than residential
9.	Is plot in town planning approved layout?	:	No
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Metalled Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	:	More than 20' wide road



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15.	Is it a Land - Locked land?	:	No
16.	Water potentiality	:	N.A
16.	Underground sewerage system.	:	N.A
17.	Is Power supply is available in the site	:	N.A
18.	Advantages of the site		
1.	--		
22.	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)	:	--
1.	--		

PART - A (VALUATION OF LAND)

1.	Size of plot	:	500 sq. yds or 418.06 sq. mtrs as per docs
	North & South	:	100'
	East & West	:	45'
2.	Total Extent of the plot	:	500 sq. yds or 418.06 sq. mtrs as per docs
3.	Guideline rate obtained from the Registrar's Office		
	Value of Land	500 sq. yds	Rs. 35,000/- per sq. yrd.
			Rs. 1,75,00,000/-
		Value of the Property	Rs. 1,75,00,000/-

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.

For the reasons stated below:-

1. Market value of property is more than 20% of the circle rate.
2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates.
3. The market rate depends on demand & supply of the property in a particular area.

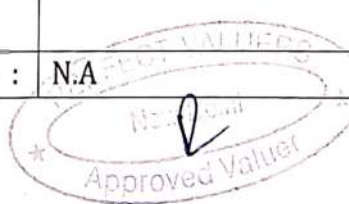
ii) Details of last two transactions in the locality/area to be provided, if available

As the 2 sale transactions in the locality are not available we are not providing copies of property portal 99 acres. com or Magicbriks.com for assessing the nearby value in the particular area.
Chauhan Prop M-9810267963

4.	Prevailing market rate		Rs. 60,000/- to Rs. 65,000/- per yds
5.	Assessed / adopted rate of valuation	:	Rs. 62,000/- per sq. yds.
6.	Estimated value of land	:	500 sq. yds @ Rs. 62,000/- per yds = Rs. 3,10,00,000/-

PART - B (VALUATION OF BUILDING)

1	Technical details of the Building		
a)	Type of Building (Residential / Commercial / Industrial)	:	N.A
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	N.A
c)	Year of Construction	:	N.A



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d)	Number of floors and height of each floor including basement, if any	:	N.A	
e)	Plinth area floor-wise	:	Floor	Permissible area in sq. ft.
			Ground Floor	N.A as vacant plot
			First Floor	
			Total	
f)	Condition of the Building			
	i) Exterior - Excellent, Good, Normal, Poor	:	N.A	
	ii) Interior - Excellent, Good, Normal, Poor	:	N.A	
g)	Date of issue and validity of layout plan approved map / plan		N.A as vacant land	
h)	Approved map / plan using authority		N.A	
i)	Whether genuineness or authenticity of approved map / plan		-do-	
j)	Any other comments on authentic of approved plan		-do-	

Specifications of Construction (Floor Wise) in respect of:

S. No.	Description	N.A
1.	Foundation	N.A
2.	Basement	N.A
3.	Super structure	N.A
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	N.A
5.	RCC works	N.A
6.	Plastering	N.A
7.	Flooring, Skirting, de-doing	N.A
8.	Special finish as marble, granite, wooden paneling, grills etc.,	N.A
9.	Roofing including weather proof course	N.A
10.	Drainage	N.A



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Description	
2.	Compound wall
	Height
	Length
	Type of construction
	Electrical installation
	Type of wiring
	Class of fittings (superior/ ordinary / poor) :
3.	Number of light points
	Fan points
	Spare plug points
	Any other item
	Plumbing installation
4.	a) No. of water closets and their type
	b) No. of wash basins
	c) No. of urinals
	d) No. of bath tubs
	e) Water meter, taps, etc.
	f) Any other fixtures

PART-B

DETAILS OF VALUATION

S. No	Particulars of item	Permissible area as per bye laws sq. ft.	Depreciated rate of construction In sq. ft.	Replacement cost Rs.	Depreciation --	Net value Rs.
1.	N.A	N.A	N.A	N.A	N.A	N.A

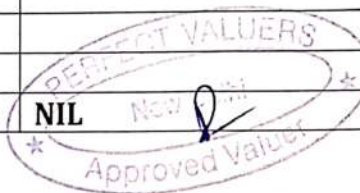
Part - C (Extra Items) Building:

(Amount in Rs.)

1)	Portico	:	
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	
4)	Over head water tank	:	
5)	Extra Steel/Collapsible gates	:	
	Total		NIL

Part - D (Amenities): (Amount in Rs.)

1)	Wardrobes	:	
2)	Glazed tiles	:	
3)	Extra sinks and bath tub	:	
4)	Marble / Ceramic tiles flooring	:	
5)	Interior decorations	:	
6)	Architectural elevation works	:	
7)	Panelling works	:	
8)	Aluminium works	:	
9)	Aluminium hand rails	:	
10)	False ceiling	:	
	TOTAL	:	NIL



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Part - E (Miscellaneous):

(Amount in Rs.)

1) Separate toilet room	:	
2) Separate lumber room	:	
3) Separate water tank/ sump	:	
4) Trees, gardening	:	
TOTAL	:	NIL

Part - F (Services):

(Amount in Rs.)

1) Water supply arrangements	:	
2) Drainage arrangements	:	
3) Compound wall & Temporary shed	:	Rs. 2,00,000/-
4) C. B. deposits, fittings etc.	:	
5) Pavement & electrical fitting	:	
TOTAL	:	Rs. 2,00,000/-

Total Abstract of the Entire Property

			MARKET VALUE
			Rs.
Part - A	500 sq. yds @ Rs. 62,000/- per sq. yds	:	3,10,00,000/-
Part - B	Building	:	NIL
Part - C	Extra Items	:	NIL
Part - D	Amenities	:	NIL
Part - E	Miscellaneous	:	2,00,000/-
Part - F	Services	:	NIL
Total Cost		:	3,12,00,000/-
say			3,12,00,000/-

(Valuation: Here the approved valuer should discuss in detail 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 calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).



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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 specifications is Rs. 3,12,00,000/- (Rupees Three Crore Twelve Lac Only). The realizable value of the above property at 85% is Rs. 2,65,00,000/- (Rupees Two crore Sixty Five Lac Only) and the distress value at 75% is Rs. 2,34,00,000/- (Rupees Two Crore Thirty Four Lac Only).

Date: 27.05.2022

Place: New Delhi

FOR PERFECT VALUERS

New Delhi

Approved Valuer

(DAVINDER KATARIA)

(Govt. Regd. Valuer)

(Cat-I/717/Vol-II/06/2019-20)

(Name and official seal of the approved valuer)

The undersigned has inspected the property detailed in the Valuation report dated 27.05.2022 on 26.05.2022. We are satisfied that the fair and reasonable market value of the property is Rs. _____/- (Rupees _____ Lacs Only).

Signature

(Name of the Branch Manager)

Date: 27.05.2022

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DECLARATION

We hereby declare that:

I/We Mr. Davinder Kataria son of Mr. Chaman Lal 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 **27.05.2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) Our representative **Mr. Baiju Thakur** has inspected the subject property on date **26.05.2022** in presence of **Mr. Pappu (care taker)**. 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
- o) My **PAN Card number**/Service Tax number as applicable is **AAOFD24296**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a value



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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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Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Mentioned above
2	Purpose of Valuation and appointing authority	Fair Market Value for Bank Credit Facilities
3	Identity of the valuer and any other experts involved in the valuation;	DAVINDER KATARIA (Cat-I/717/Vol -II/06/2019-20)
4	Disclosure of Valuer interest or conflict, if any;	No interest or conflict involved
5	Date of appointment to customer/ valuation date and date of report;	Dt. 26.05.2022/ Dt. 27.05.2022
6	Inspections and/or investigations undertaken;	Yes proper inspection by our engineer undertaken on 26.05.2022
7	Nature and sources of the information used or relied upon;	Market survey
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & building Method
9	Restrictions on use of the report, if any;	Only for bank
10	Major factors that were taken into account during the valuation;	Mentioned in above report page (1 to 7)
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.	No limitation /disclaimers.



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.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

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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.

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.



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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

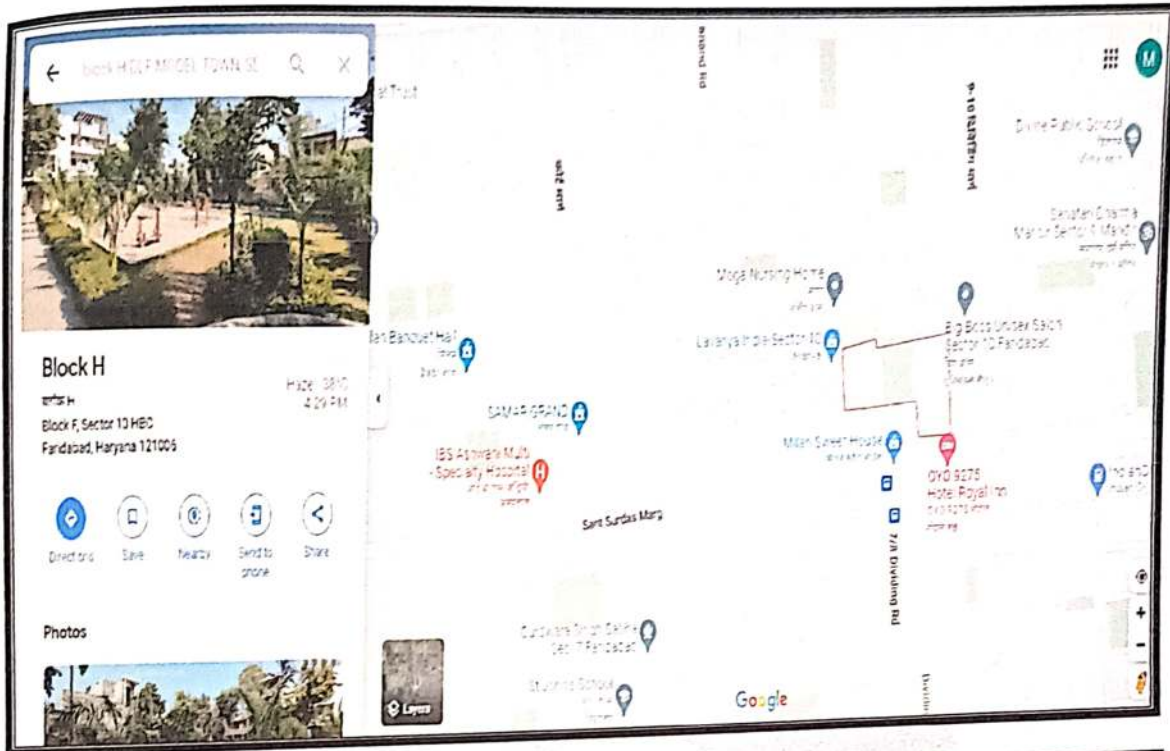
31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time



PERFECT VALUERS

VACANT PLOT NO. 84-A, BLOCK H, SITUATED AT DLF MODEL TOWN, SECTOR-10, FARIDABAD (HARYANA)

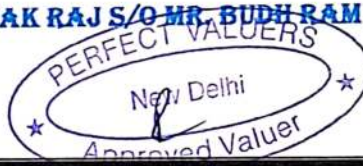


PROPOSED OF COLLECTOR RATES IN URBAN / RURAL AREA OF TEHSIL BALLABGARH 2021-2022

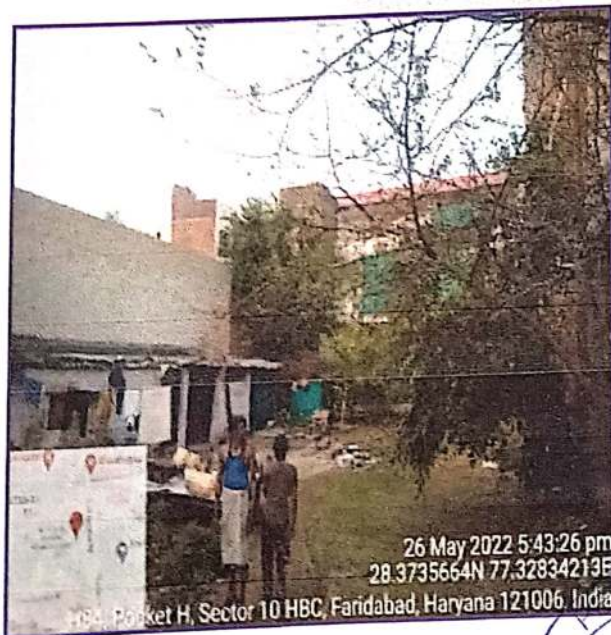
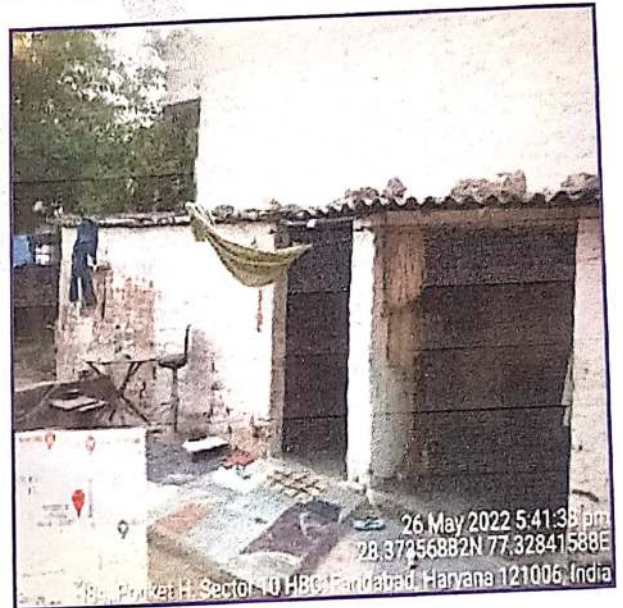
COLLECTOR RATES OF HUDA SECTOR

Sr. No	Name of Sector	Present Rate Per SqYds 2021-2022	Proposed Rate 0 To 500 SqYds 2021-2022	Ins/Disc (Approx)	Present Rate above 500 SqYds 2021-2022	Proposed Rate Above 500 SqYds 2021-2022	Present Rate Per SqMtr Residential 2021-2022	Proposed Rate Per SqMtr Resi 2021-2022	Ins/Disc (Approx)	Present Rate Per SqYds Commercial 2021-2022	Proposed Rate Per SqYds Commercial 2021-2022	F.F.C.
1	SECTOR 2	23000	23000	0%	20000	20000	27508	27508	0%	30000	30000	3.
2	SECTOR 3	24000	24000	0%	20000	20000	28704	28704	0%	35000	35000	4
3	SECTOR 4	23000	23000	0%	20000	20000	27508	27508	0%	35000	35000	4
4	SECTOR 7	26000	26000	0%	24000	24000	31096	31096	0%	45000	45000	5.
5	SECTOR 8	26000	26000	0%	24000	24000	31096	31096	0%	45000	45000	5.
6	SECTOR 9	35000	35000	0%	24000	24000	41860	41860	0%	55000	55000	6.
7	SECTOR 10	35000	35000	0%	24000	24000	41860	41860	0%	48000	48000	5.
8	SECTOR 11	35000	35000	0%	24000	24000	41860	41860	0%	48000	48000	5.
9	SECTOR 24	---	---	---	---	---	---	---	---	---	47000	---
10	SECTOR 25	---	---	---	---	---	---	---	---	---	47000	---
11	SECTOR 52	23000	23000	0%	20000	20000	27508	27508	0%	48000	48000	57

OWNER : MR. JANAK RAJ S/O MR. BUDH RAM



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New Delhi
Approved Valuer