

State Bank of India,
Sector-18, Noida, Distt.G.B.Nagar

Valuation Report

Land and Building
(Residential Property)

Situated at

House No.D-303, Block-D, Sector-7,
Indra Nagar, Lucknow-226016
(opposite to American Pizza Fast Food)

Belonging To

Smt. Sumitra Tiwari
W/o Shri Varun Kumar Tiwari

Prepared By

M/s HSBD Techserv Pvt. Ltd.
Address: B-1/26, Sector-18, Noida
Ph. 0120-4374745
Email Id. hsbdtech@gmail.com

HSBD Techserv Pvt. Ltd.

Engineers, Valuers & Technical Consultants
Registration No.: CAT.1/172 of 1990 dated: 27/02/1991
& V-20/2008-09, dated: 24/07/2009

Ref : SBI/HSBD/2023-24/

Date: 17.11.2023

To,
State Bank of India,
SME Branch, Sector-18,
Noida-201301,
Distt. Gautam Buddh Nagar, U.P.

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING) (To be filled in by the Approved Valuer)

I. GENERAL

1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property
2	Date of Inspection	:	07.11.2023
	Date on which the valuation is made	:	17.11.2023
3	List of Document produced for perusal	:	Copy of Sale Deed
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)	:	Smt. Sumitra Tiwari W/o Shri Varun Kumar Tiwari, House No.D-303, Block-D, Sector-7, Indra Nagar, Lucknow-226016
5	Brief description of the property (Including leasehold / freehold etc)	:	Free Hold
6	Location of property	:	
	A Plot No. / Survey No.	:	House No.D-303, Block-D, Sector-7, Indra Nagar, Lucknow-226016
	B Door No.	:	House No.D-303, Block-D
	C T. S. No. / Village	:	Indra Nagar
	D Ward / Taluka	:	Block- D (Sec-7) Code 0037 in Ward Code 047
	E Mandal / District	:	Lucknow-226016
7	Postal address of the property	:	Smt. Sumitra Tiwari W/o Shri Varun Kumar Tiwari, House No.D-303, Block-D, Sector-7, Indra Nagar, Lucknow-226016
8	City / Town	:	City
	Residential Area	:	Residential & Commercial (Mixed Area)
	Commercial Area	:	Residential & Commercial (Mixed Area)
	Industrial Area	:	No
9	Classification of the area	:	
	(i) High/Middle/Poor	:	High class
	(ii) Urban/Semi/Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Corporation Limit



11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	LDA / Nagar Nigam
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Residential & Commercial property (Mixed)
13	Boundaries of the property		
	North	:	Road & Then American Fast Food
	South	:	House No. D 287
	East	:	House No. D-301
	West	:	House No. D-305
14.1	Dimensions of the site	:	A
		:	As per the Deed
			B
			Actual
	North	:	10.66 Mtr.
	South	:	10.66 Mtr.
	East	:	22.50 Mtr.
	West	:	22.50 Mtr.
14.2	Latitude, Longitude and Coordinates of the site	:	26.876410 N
			80.994397 E
15	Extent of the site	:	239.85 sq.mtr.
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	239.85 sq.mtr.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Occupied by owner

II	CHARACTERISTICS OF THE SITE		
1	Classification of locality	:	High 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.	:	Within reasonable distance
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Rectangular
7	Type of use to which it can be put	:	Residential
8	Any usage restriction	:	No
9	Is plot in town planning approved layout?	:	Yes



10	Corner plot or intermittent plot?	: Intermittent Plot
11	Road facilities	: Available
12	Type of road available at present	: Bituminous Road
13	Width of road – is it below 20 ft. or more than 20 ft.	: More than 20 ft wide road
14	Is it a land – locked land?	: No
15	Water potentiality	: Yes
16	Underground sewerage system	: Yes
17	Is power supply available at the site?	: Available
18	Advantage of the site	: Nil
19	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)	: Nil

PART -A (VALUATION OF THE LAND)

1.	Size of plot	239.85 sq.mtr.
	North & South	: 10.66 Mtr.
	East & West	: 22.50 Mtr.
2.	Total extent of the plot	: 239.85 sq.mtr.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Land rate ranges between Rs.80000 to Rs.100000/sq.mtr.
4	Assessed / adopted rate of valuation	: Land rate adopted Rs.92000/sq.mtr.
5	Estimated value of land	: Rs.92000 X 239.85 sq.mtr. = Rs.22066200 Say Rs.220.66 Lacs
6	Guideline rate obtained from the Registrar's	: Land Area: 239.85 sq.mtr. Covered Area: 125.45 sq.mtr. Land rate: Rs.37000/sq.mtr. Construction Rate: Rs.12000/sq.mtr. Rs.37000 X 239.85 sq.mtr. +Rs.12000 X 125.45 sq.mtr. =Rs.8874450 + Rs.1505400 =Rs.10379850 Say Rs.103.80 Lacs
	a) Land	: Rs.88.74 Lacs
	b) Cost of Construction	: Rs.15.05 Lacs
	Guideline Value	: Rs.103.80 Lacs (Land+(Building))

PART -B (VALUATION OF THE BUILDING)

Technical details of the building		
a	Type of Building (Residential / Commercial/ Industrial)	: Residential
b	Type of construction (Load bearing / RCC/ Steel Framed)	: RCC
c	Year of construction	: 2009



	Age of the building		13 years	
	Future life of the building	:	52 years	
	Total life of the building	:	65 years	
d	Number of floors and height of each floor including basement, if any	:		
e	Plinth area floor-wise	:	Floor	Covered area
			Ground Floor (RCC)	89.77 sq.mtr.
			First Floor (RCC)	35.68 sq.mtr.
			Total	125.45 sq.mtr.
f	Condition of the building		Building was constructed in the year 2009	
	Exterior – Excellent, Good, Normal, Poor	:	Good	
	Inferior-Excellent,Good,Normal, Poor	:	Good	
g	Date of issue and validity of layout of approved map / plan	:	The property is already mortgaged with bank	
h	Approved map / plan issuing authority	:	UP Avas Evam Vikas Parishad, Lucknow	
i	Whether genuineness or authenticity of approved map / plan is verified	:	The property is already mortgaged with bank	
j	Any other comments by our empanelled valuers on authentic of approved plan	:	No	

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		Building was constructed in the year 2009
1	Foundation	:	RCC/Brick work
2	Basement	:	No
3	Superstructure	:	Yes
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Details as per old report, not allowed to enter
5	RCC works	:	Do
6	Plastering	:	Do
7	Flooring, Skirting, dado	:	Do
8	Special finish as marble, granite, wooden paneling, grills, etc	:	Do
9	Roofing including weather proof course	:	Do
10	Drainage	:	Do
S. No.	Description		
1	Compound wall	:	B/W
	Height	:	6'
	Length	:	As per report
	Type of construction	:	B/W
2	Electrical installation		Done
3	Plumbing installation	Done	



DETAILS OF VALUATION

(Rs in Lacs)

S No	Particulars	Covered area (sq.mtr)	Ht in ft.	Age	Estimate d rep. rate (Rs / sq.mts)	Repl. cost	Depreciation	FMV
1	G.F. /FF	125.45		13 yrs.	18000	22.58	4.42	18.16
2	B.W and other Construction	-		Do		5.00	0.98	5.02
Total		125.45						23.18
PART C- (EXTRA ITEMS)				:	(AMOUNT IN RS.)			
1.	Portico			:	Included in above			
2.	Ornamental front door			:				
3.	Sit out/ Verandah with steel grills			:	Nil			
4.	Overhead water tank			:				
5.	Extra steel/ collapsible gates			:				
Total				:	Nil			
PART D- (AMENITIES)				:	(AMOUNT IN RS.)			
1.	Wardrobes			:	Included in above			
2.	Glazed tiles			:				
3.	Extra sinks and bath tub			:				
4.	Marble / Ceramic tiles flooring			:				
5.	Interior decorations			:	Nil			
6.	Architectural elevation works			:				
7.	Paneling works			:				
8.	Aluminum works			:				
9.	Aluminum hand rails			:				
10.	False ceiling			:				
Total				:	Nil			
PART E- (MISCELLANEOUS)				:	(AMOUNT IN RS.)			
1.	Separate toilet room			:	Included in above			
2.	Separate lumber room			:				
3.	Separate water tank/ sump			:	Nil			
4.	Trees, gardening			:				
Total				:	Nil			
PART F- (SERVICES)				:	(AMOUNT RS.IN LACS)			
1	Water supply arrangements			:	Included in above			
2	Drainage arrangements			:				
3	Compound wall			:				
4	C. B. deposits, fittings etc.			:				
5	Pavement			:				
Total				:	-			



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	:	Rs.220.66 Lacs
Part- B	Building	:	Rs.23.18 Lacs
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	-
	Total	:	Rs.243.84 Lacs
	Say	:	Rs.243.84 Lacs

(**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).

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

1.	Fair Market Value	:	Rs.243.84 Lacs (Rupees Two Crore Forty Three Lakh Eighty Four Thousand) only
2.	Realizable value (85% of FMV)	:	Rs.207.26 Lacs (Rupees Two Crore Seven Lakh Twenty Six Thousand) only
3.	Distress Sale value (75% of FMV)	:	Rs.182.88 Lacs (Rupees One Crore Eighty Two Lakh Eighty Eight Thousand) only
4.	Cost of construction for insurance purpose	:	Rs.23.18 Lacs
5.	The Book Value of the above property	:	-

Place: Noida

Date : 17.11.2023



Encl: 1. Declaration from the value in Format E (Annexure IV)

2. Model Code of conduct for valuer (Annexure V)

3. Photograph of the property

4. Google Map location of the property

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)

DECLARATION CUM UNDERTAKING

I Bhupesh Chandra do hereby solemnly affirm on behalf of firm and state that:

1. We are citizen of India.
2. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by me.
3. The information furnished in our valuation report dated 17.11.2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
4. Our Sh. Dilip Kumar has personally inspected the property on 07.11.2023. The work was not subcontracted to any other valuer and carried out by ourselves.
5. Valuation report is submitted in the format as prescribed by the Bank.
6. We 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.
7. We have not been removed/dismissed from service/employment earlier
8. We have not been convicted of any offence and sentenced to a term of imprisonment
9. We have not been found guilty of misconduct in professional capacity
10. We have not been declared to be unsound mind
11. We are not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
12. We are not an undischarged insolvent
13. We 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.
14. We 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
15. Our Firm PAN Card number is AACCH2479P.
16. We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
17. We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
18. We 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
19. We 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
20. We 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)
21. Out of three two partners are registered under Section 34 AB of the Wealth Tax Act, 1957.
22. Out of three partner one Partner is registered with Insolvency & Bankruptcy Board of India (IBBI) for Land & Building.
23. Our CIBIL Score and credit worthiness is as per Bank's guidelines.
24. We are the partners of the firm who are competent to sign valuation report.
25. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only\\



26. Further, we hereby provide the following information.

S No.	Particulars	Valuer comment
1	Background information of the asset being valued:	Property is located at House No.D-303, Block-D, Sector-7, Indra Nagar, Lucknow-226016
2	Purpose of valuation and appointing authority	Fair Market Value for State Bank of India, Sector-18, Noida, Distt. Gautam Buddh Nagar
3	Identity of the valuer and any other experts involved in the valuation;	Sri Bhupesh Chandra and Sri Satya Narayan Mishra
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	04.11.2023, 07.11.2023 and 17.11.2023
6	Inspections and/or investigations undertaken	07.11.2023
7	Nature and sources of the information used or relied upon;	-
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Detailed in the report
9	Restrictions on use of the report, if any;	By Bank only, other details mentioned in the report
10	Major factors that were taken into account during the valuation;	
11	Major factors that were not taken into account during the valuation	Condition of the economy, market for the real estate in the coming future
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.	All necessary care has been taken in analysis of the information and details obtained at site to present this valuation report. We could not enter in the house, hence could not measure.



Techserv Pvt. Ltd.

Signature of the Valuer: Bhupesh Chandra

Name of the Valuer : Bhupesh Chandra

Address of the Valuer : B-1/26, Sector-18, Noida

Date : 17.11.2023

Place : Noida

MODEL CODE OF CONDUCT FOR VALUERSINTEGRITY AND FAIRNESS

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

PROFESSIONAL COMPETENCE AND DUE CARE

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

INDEPENDENCE AND DISCLOSURE OF INTEREST

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
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.

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



For HSRD Techserv Pvt. Ltd.

Signature of the Valuer: Bhupesh Chandra

Name of the Valuer : Bhupesh Chandra

Address of the Valuer : B-1/26, Sector-18, Noida

Date : 17.11.2023

Place : Noida

CIRCLE RATE

प्रारूप-4							
उप जिला लखनऊ सदर तृतीय जिला लखनऊ के अधीन सम्पूर्ण नगरीय, अर्धनगरीय तथा ग्रामीण क्षेत्र की प्रारूप-2 व प्रारूप-3 में दी गयी दरों से भिन्न अन्य सभी प्रकार की अकृषक भूमि तथा वाणिज्यिक सम्पत्ति की न्यूनतम किराये की दरें प्रति वर्गमीटर तथा कृषिक भूमि की दरें प्रति वर्ग मीटर							
प्रारूप-1 में आबंटित किया गया वी-कोड	मोहल्ले या राजस्व ग्राम का नाम	श्रेणी नगरीय, अर्धनगरीय या ग्रामीण	अकृषक भूमि की न्यूनतम दरें (रुपया प्रति वर्गमीटर)			जनपदीय मार्ग	साम्यक मार्ग
			9 मीटर या उससे अधिक 12 मीटर तक	12मीटर से अधिक चौड़े या 18 मीटर तक	18 मीटर से अधिक चौड़ी सड़क पर		
0036	इन्दिरा नगर सेक्टर 1 (बी ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0049	इन्दिरा नगर सेक्टर-2 (सी-ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0048	इन्दिरा नगर से.-3 (बी ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0054	इन्दिरा नगर से.-4(ए ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0229	इन्दिरा नगर से.-5 (बी ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0230	इन्दिरा नगर सेक्टर-6 (सी-ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0037	इन्दिरा नगर सेक्टर 7(बी ब्लॉक)	नगरीय क्षेत्र	32000	35000	37000		
0038	इन्दिरा नगर सेक्टर-8	नगरीय क्षेत्र	32000	35000	37000		
0216	इन्दिरा नगर सेक्टर-9	नगरीय क्षेत्र	32000	35000	37000		

pro-1

Page 2
अपर जिला लखनऊ एवं रावे
लखनऊ





Name of the owner : Smt. Sumitra Tiwari W/o Shri Varun Kumar Tiwari

Address of the Property : House No.D-303, Block-D, Sector-7, Indra Nagar, Lucknow-226016
(opposite to American Pizza Fast Food)