

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-1/534/145/05-06) in

the Panel of Indian Bank, Union Bank of India, Punjab

National Bank, Nainital Bank, SBI, Yes Bank,

Surveyor & Loss Assessor (64622/98-03)

Chartered Engineer (M-129134/8).

B-602, MOD Apartments,

Vasundhara Enclave,

New Delhi-110096

Phone No.: 011-35500466

Mobile No.: 9810009223

Email Id.:

gautamakhauri@gmail.com

Ref. No. : GA/SBI/10955/2024

21ST MARCH. 2024

To,

The Assist. General Manager

State Bank India

SME Branch,

Pratapur,

Meerut, U.P.

Dear Sir,

SUB:-VALUATION REPORT: M/s. MAA VINDHYAVASINI FOILS LTD..

A/C:- M/s. MAA VINDHYAVASINI FOILS LTD.

Please find annexed the valuation reports of the property in the name/s of **M/s. MAA VINDHYAVASINI FOILS LTD..** Property is an approved Industrial free hold land (land use converted to non agriculture U/s 154 (4) (3) (A) Letter Application no. 103 /2022 from DM office dated 02/01/2023) built up Working shed and RCC building built on the land area measuring 1.3545 Hect. or 13545 Sq.mt out of the Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand -247670. I have thoroughly examined the above mentioned property and have given my valuation report, without any influence and interest, enclosed herewith in original copy for your records & perusal please.

Thanking you,

Yours faithfully,


(Gautam Akhauri)

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Ref. No.: GA/SBI/10955/2024

21st MARCH 2024

VALUATION REPORT
OF
IMMOVABLE PROPERTY
(LAND & BUILDING METHOD).

PROPERTY SITUATED AT

APPROVED INDUSTRIAL FREE HOLD BUILT UP WORKING SHED AND RCC BUILDING, BUILT ON THE LAND MEASURING 1.3545 HECT. OR 13545 SQ.MT OUT OF KHATA NO. 45 AND KHASRA NO. 138 OF VILLAGE SUSADA PARGANA MANGLORE , TEHSIL ROORKEE, DISTT. HARIDWAR , UTTARAKHAND 247670.

OWNER

M/s. MAA VINDHYAVASINI FOILS LTD..

A/C:-

M/s. MAA VINDHYAVASINI FOILS LTD..

ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, PARTAPUR, MEERUT, U.P..


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gautamakhauri@gmail.com**Ref No. : GA/SBI/10955/2024****21ST MARCH 2024****PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING**

(Applicable in borrower accounts where aggregate credit limits are above Rs. 10.00 Lac OR anticipated value of immovable property to be mortgaged / charged is above ` 20.00 Lac).

Name & Address of Valuer) : Mr. Gautam Akhauri.

Name & Address of Branch : **STATE BANK OF INDIA, SME BRANCH,
PARTAPUR, MEERUT, U.P..**

A/c. :- M/s. MAA VINDHYAVASINI FOILS LTD..

1.	Introduction	
(a).	Name of the property owners (with address & phone nos.)	: M/s. MAA VINDHYAVASINI FOILS LTD. (Contact Mukul Sharma Site Engineer 7982994513)
(b)	Purpose of valuation	: <i>Fair Market Value for bank credit facilities.</i>
(c)	Date of Inspection.	: 18/03/2024.
(d)	Date of valuation report	: 21/03/2024.
(e)	Name of Developer of the property (In case of developer built properties).	: No developer .
	Brief description of the property	: Property is an approved Industrial free hold land (land use converted to non agriculture U/s 154 (4)(3)(A)Letter Application no. 103 /2022 from DM office dated 02/01/2023) built up Working shed and RCC building built on the land area measuring 1.3545 Hect. or 13545 Sq.mt out of the Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand -247670.
	REMARKS	: This is under construction Foil manufacturing unit 70% to 80% of the work already completed . No other industrial unit at this location . Owner already has the permission to set up the industrial unit and map is approved from District Panchayat Roorkee . This is approximately 6-7 Kms from Delhi Haridwar Highway .
2.	Physical characteristics of the property.	
(a)	Location of property	: Industrial lease Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand -247670.
(i)	Nearby land mark	: Near- Devband Road

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(ii)	Postal address of the property.	:	M/s. MAA VINDHYAVASINI FOILS LTD Industrial lease Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand - 247670..	
(iii)	Area of the plot / land (supported by a plan).	:	Total land area measuring 1.3545 Hect. or 13545 Sq.metr.	
(iv)	Type of land solid, Rocky, Marsh land, reclaimed land, water logged, land locked.	:	Solid.	
(v)	Independent access/approach to the property etc..	:	Yes .	
(vi)	Google map location of the property with a neighborhood layout map.	:	Yes attached.	
(vii)	Details of roads abutting the property.	:	North side Road 24' wide.	
(viii)	Description of adjoining property.	:	All agriculture land .	
(ix)	Plot No. / Survey No.	:	Industrial lease Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand -247670..	
(x)	Ward /Village/Taluka	:	Portion of Khasra no. 138 of Village Susada	
(xi)	Sub-Registry/Block	:	Roorkee .	
(xii)	District	:	Tehsil & Distt. Haridwar, U.P..	
(xiii)	Any other aspect.	:	Approved Industrial area.	
(b)	Plinth area, carpet area and saleable are to be mentioned separately and clarified.	:	Covered area as per approved map and measurements -Ground floor Shed -83683 Sq.ft and RCC-4206.57 Sq.ft presently under construction .	
(c)	Boundaries of the Property	:	As per sale deed	As per actual
	East	:	Land of Jagender Kumar Others	Land of Jagender Kumar Others
	West	:	Chak Road 3 mt wide .	Chak Road 3 mt wide .
	North	:	Main road 24' wide	Main road 24' wide
	South	:	Land of rattan and Manipal	Land of rattan and Manipal
3	Town Planning Parameters :-			
(a)-1	Master Plan provisions related to property in terms of land use.	:	Industrial use .	
(ii)	FAR-Floor Area Rise / FSI – Floor Space Index permitted & consumed.	:	Permitted FAR-0.71% and Consume -60% approx .	
(iii)	Ground Coverage	:	60% Coverage.	

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(iv)	Comment on whether OC occupancy certificate has been issued or not.	:	No presently under construction some of the work remaining.
(v)	Comment on un-authorized construction if any.	:	No such construction.
(vi)	Transferability of development rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	:	No transferability of development rights. Set back and height left as per the approved map by District Panchayat Haridwar.
(vii)	Panning area/Zone	:	Pargana Mangalore Roorkee District Haridwar.
(viii)	Development controls	:	District Panchayat Haridwar.
(ix)	Zoning regulations	:	District Panchayat Haridwar/ DM office.
(x)	Comment on the surrounding land uses and adjoining properties in terms of usage.	:	All the lands are Agriculture land.
(xi)	Comment on demolition proceedings if any.	:	No such proceedings.
(xii)	Comment on compounding / regularization proceedings.	:	No such proceedings.
(xiii)	Any other aspect	:	No.

4. Document details and legal aspects of property.

(a)	Ownership documents. (a) Sale Deed, Gift Deed, Lease Deed.	:	*Sale deed Bahi no. 1, Jild no. 7104, Page 259 - 296 dated 03/01/2023 * Copy of Khatauni *copy Land use change from DM Office application no. 103/2022 dated 02/01/2023 *Approve map copy from District Panchyat Haridwar *Letter no.12 40 /DP Haridwar/2022-23 dated 20/01/2023
(b)	Name of the Owner/s	:	M/s. MAA VINDHYAVASINI FOILS LTD..
(c)	Ordinary status of free hold or lease hold including restriction on transfer.	:	Free hold Property.
(d)	Agreements of easements if any	:	No.
(e)	Notification of acquisition, if any	:	No, notification for acquisition.
(f)	Notification of road widening, if any	:	No.
(g)	Heritage restriction, if any	:	No.
(h)	Comment on transferability of the property ownership	:	Property is transferable.
(i)	Comment on existing mortgages / charges / encumbrances on the property, if any.	:	To be mortgaged with SBI.

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(j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be.	:	No details available .
(k)	Building plan sanction: Authority approving the plan Name of the office of the Authority Any violation from the approved Building Plan.	:	Approve map copy from District Panchayat Haridwar Letter no.1240 /DP Haridwar/2022-23 dated 20/01/2023 . Both copy attached .
(l)	Whether property is agricultural land if yes, any conversion is contemplated.	:	Land is converted to non Agriculture wide letter no. 500/DLRC/2023 Application no. 103/2022 U/S 154(4)(30(A) by District Magistrate office dated 02/01/2023 .
(m)	whether 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.	:	No details as out of the municipal limits , Only Temporary Electricity .
	B- Observation on dispute or dues if any in payments of bills/taxes to be reported.	:	No.
(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 in SBI entire land .
(p)	Qualification in TIR/mitigation suggested if any	:	Please see panel lawyer's Deepak Vaish dated 22/03/2024 report .
(q)	Any other aspect	:	This is the only Industrial unit in nearby area
5. Economic Aspects of the property.			
(i)	Reasonable letting value .	:	This unit is used for the specific industrial reasonable letting value approximately will be Rs.4,50,000/- per month .
(ii)	If property is occupied by tenant , number of tenants, since how long (tenant wise), status of tenancy right, rent receive per month (Tenant wise). With a comparison of existing market rent.	:	Self occupied , no tenants.
(iii)	Taxes and other outgoings	:	No taxes as out of the municipal area .
(iv)	Property Insurance	:	Insurance details with the owner if any.
(v)	Monthly maintenance charge.	:	Owner to explain.
(vi)	Security charge	:	Owner to explain.
(vii)	Any other aspect	:	N.A.

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6. 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 the land nearby is Agriculture land ,lower middle class area , no Industrial units nearby.
(b) Whether property belongs to social Infrastructure like Hospital, School, old Age homes etc..	: No.
7. Functional and Utilitarian Aspects of the Property.	
(a) Description of the functionality and utility of the property in terms of.	
(i) Space allocation	: Yes, within the property.
(ii) Storage Spaces	: Yes, Provided by the owner.
(iii) Utility spaces provided within the building.	: Yes provided .
(iv) Car parking facility	: Yes provided .
(v) Balconies etc.	: No.
(b) Any other Aspect	: No.
8. Infrastructure Availability	:
(a) Description of aqua infrastructure availability in terms of	:
(i) Water supply	: Under ground.
(ii) Sewerage / sanitation system underground or open	: Self developed under ground self developed.
(iii) Storm water drainage	: Yes self developed.
(b) Description of other physical infrastructure facilities viz.	:
(i) Solid waste management	: Yes.
(ii) Electricity	: Yes.
(iii) Road and public transport connectivity.	: Yes.
(iv) Availability of other public utilities nearby	: Yes.
(c) Social infrastructure in terms of	:
(i) School	: 4-5 Kms .
(ii) Medical facility	: 6-7 Kms approx .
(iii) Recreational facility in terms of parks and open space.	: No.
9. Marketability of the Property	
(a) Marketability of the property in terms of	:
(i) Locational attributes	: Good location property
(ii) Scarcity	: No.

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(iii)	Demand and supply of the kind of subject property.	:	Average.
(iv)	Comparable sale prices in the locality	:	Land rate here in this location varies from Rs.3,000/- per Sq.metr to Rs.3,500/- per Sq.metr for Industrial converted land non agriculture lands , depending upon the location and size of plot, as per the survey from the Nearby locals and property dealers (Ashwani properties--Mb. No. 9837294444 and Rakesh Kumar 6397171481) and taken reference from Different sites like 99acres.com and magicbricks.com. No recent sale purchase details are available for the reference purpose.
(b)	Any other aspect which has relevance on the value or marketability of the property.	:	Nearby all the properties are agriculture lands .
10. Engineering and Technology Aspects of the Property.			
(a)	Type of construction	:	Good RCC and Steel structure with steel Corrugated shed with Industrial flooring and RCC office building with Vitrous tile flooring .Presently under construction
(b)	Material & technology used	:	Latest .
(c)	Specifications	:	Good . RCC column and foundation , Steel structure with steel truss and Steel corrugated shed and RCC single storied office building .
(d)	Maintenance issues	:	No.
(e)	Age of the building	:	Nil New construction (Under construction)
(f)	Total life of the building	:	70 years for RCC and 50 years for GI shed
(g)	Extent of deterioration	:	Norma industrial .
(h)	Structural safety	:	Yes.
(i)	Protection against natural disaster viz. earthquakes.	:	Yes.
(j)	Visible damage in the building	:	No.
(k)	System of air-conditioning	:	In the office area only.
(l)	Provision of firefighting	:	Yes.
(m)	Copies of the plan and elevation of the building to be included.	:	Approve map copy from District Panchayat Haridwar Letter no.1240 /DP Haridwar/2022-23 dated 20/01/2023 both copy attached .
11.	Environmental Factors		

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(a)	Use of environment friendly building materials, Green Building techniques, if any.	:	No.
(b)	Provision of rain water harvesting	:	To be done ..
(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 .	:	Not much as 5-6 Kms from main highway .
12.	Architectural and aesthetic quality of the Property.		
(a)	Description account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	:	Normal looking industrial building. No Heritage value.
13.	Valuation		
(a)	Methodology of valuation – Procedures adopted for arriving at the valuation. 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.	:	Land rate here in this location varies from Rs.3,000/- per Sq.metr to Rs.3,500/- per Sq.metr for Industrial converted land non agriculture lands , depending upon the location and size of plot, as per the survey from the Nearby locals and property dealers (Ashwani properties--Mb. No. 9837294444 and Rakesh Kumar 6397171481) and taken reference from Different sites like 99acres.com and magicbricks.com. No recent sale purchase details are available for the reference purpose.. Land rate consider for the valuation Rs.3,000/- per Sq.mt. for the valuation purpose .
(b)	Prevailing Market Rate / Price trend of the Property in the locality / city from property search sites viz. magicbricks.com, 99acres.com, makaan.com etc. If available.	:	Land rate here in this location varies from Rs.3,000/- per Sq.metr to Rs.3,500/- per Sq.metr for Industrial converted land non agriculture lands , depending upon the location and size of plot, as per the survey from the Nearby locals and property dealers (Ashwani properties--Mb. No. 9837294444 and Rakesh Kumar 6397171481) and taken reference from Different sites like 99acres.com and magicbricks.com. No recent sale purchase details are available for the reference purpose.


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(c)	Guideline (Circle rate) Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	:	Circle rate – Rs.2100/- per Sq.mt for Non agriculture land in village Susada . $= (13545 \times \text{Rs.}2100 + 7770.15 \times \text{Rs.}8000/- \text{ per Sq.metr.} + 390.80 \times \text{Rs.}12000/-$ $= \text{Rs.}4,06,35,000/-(\text{Land}).$ $= \text{Rs.}2,84,44,500/-(\text{Land}) + \text{Rs.}6,21,61,200/-(\text{Shed}) + \text{Rs.}46,89,600/-(\text{RCC})$ $= \text{Rs.}9,52,95,300/-.$
(d)	Summary of Valuation		
(i)	Value of Land	:	$13545 \times \text{Rs.}3000/- \text{ Per Sq.metr.}$ $= \text{Rs.}4,06,35,000/- (\text{Land}).$
	Building Value (Annexure 'A')	:	$\text{Rs.}10,66,74,855/- (\text{Build.}) + \text{Rs.}47,00,000/- (\text{B/W}).$
(ii)	Fair Market Value (Land +Build.)	:	$\text{Rs.}15,20,09,855/- \text{ say } \text{Rs.}15,20,00,000/- (\text{Rupees fifteen crore twenty lacs only}).$
(iii)	Realizable Value (90%).	:	$\text{Rs.}13,68,00,000/- (\text{Rupees thirteen crore sixty eight lacs only}).$
(iv)	Forced/Distressed sale value (75%)	:	$\text{Rs.}12,16,00,000/- (\text{Rupees twelve crore sixteen lacs only}).$
(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.	:	In our survey & local enquiry, the prevalent market rates of this industrial land have been found higher than circle rates as this land is converted to approved Industrial land from Agriculture land and developing as Manufacturing unit , also this plot is good location here land rate variation is more than 20% so the same land rate considered in our report, as prevalent market rates are established on area basis depending on location, size of plot, approach road, amenities, locality etc. whereas circle rates are fixed on area basis irrespective of the above factors except road width, corner road facing which were basically started to establish revenue earnings for the government.
	(ii) Details of last two transactions in the locality / area to be provided, if available.	:	As per the enquiries from the registrar office no recent sale purchase details /registration details available for the reference purpose.


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14	Declaration	
	<p>I hereby declare that:</p> <ol style="list-style-type: none"> The information provided is true and correct to the best of my knowledge and belief. The analysis and conclusions are limited by the reported assumptions and conditions. I have no direct or indirect interest in the above property valued. I / my authorized representative by the name of Mr. Gautam Akhauri who is also a 'valuer', has inspected the subject property on 18/03/2024. I am a registered Valuer as per the provisions of the above referred handbook in Category-1/534/145/05-06 and fulfill the IBA Norms. <p>Name and address of the Valuer :- Mr. Gautam Akhauri R/o Flat no.B-602, MOD Apartments, Near- Dhramshila Cancer Hospital. Vasundhara Enclave, Delhi 110096.</p> <p>Name of Valuer association of which I am a bonafide member in good standing IOV Delhi</p> <p>Signature of the Valuer _____</p> <p>Date-21/03/2024. _____</p> <p>Tel. No. 011-35500466 _____</p> <p>Mobile No. 9810009223 _____</p> <p>Email-gautamakhauri@gmail.com</p>	
15.	Enclosures	
(a)	Layout plan sketch of the area in which the property is located with Latitude and Longitude.	: Attached.
	Longitude	: 77°47'34.5"-E.
	Latitude	: 29°43'26.1"-N.
(b)	Building plan	: Approve map copy from District Panchayat Haridwar Letter no.1240 /DP Haridwar/2022-23 dated 20/01/2023 . Both copy attached.
(c)	Floor plan	: Approve map copy from District Panchayat Haridwar Letter no.1240 /DP Haridwar/2022-23 dated 20/01/2023 . Both copy attached.
(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.	: Attached.
(e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	: Approve map copy from District Panchayat Haridwar Letter no.1240 /DP Haridwar/2022-23 dated 20/01/2023 . Both copy attached.
(f)	Google Map location of the property	: Yes.

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(g)	Price trend of the Property in the locality / city from property search sites viz. Magicbricks.com, 99Acres.com, Makaan.com etc.	:	Yes Price trend available in the locality / city from property search sites viz. Magicbricks.com, 99Acres.com, Makaan.com etc.
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(h)	Any other relevant documents / extracts	:	No.
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Specifications of Construction (Floor Wise) in respect of:

S. No.	Description	Ground Floor	Other Floors
1.	Foundation	RCC foundation in spread footing, RCC column work in foundation.	-Do-
2.	Ground floor.	Corrugated steel sheet and RCC and steel section steel columns and RCC roof office /toilet .	-Do-
3.	Super structure	Brick work and steel sheet cladding and Steel truss and Steel corrugate sheet roofing an RCC roof with brick work	-Do-
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Steel shutter & Wooden door.	-Do-
5.	RCC works	RCC column, foundation and RCC roof.	-Do-
6.	Plastering	Yes plaster.	-Do-
7.	Flooring, Skirting, da-doing	Industrial flooring in working hall and	-Do-
8.	Special finish as marble, granite, wooden paneling, grills etc.	No.	Yes.
9.	Roofing including weather proof course	Mud Phuska/RCC	-Do-
10.	Drainage	Self developed .	-Do-
2.	Compound Wall	:	Yes.
	Height	:	7'-8' average
	Length	:	1566 Rft
	Type of Construction	:	RCC work in column and Bricks works with cement motors and plaster .
3.	Electrical Installation	:	Yes Electrical connection.
	Type of wiring	:	Conduit /open wiring.

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	Class of fittings (superior / ordinary / poor).	:	Superior class.
	Number of light points	:	Sufficiently provided.
	Fan points	:	Sufficiently provided.
	Spare plug points	:	Sufficiently provided.
	Any other item	:	N.A.
4.	Plumbing Installation		
a)	No. of water closets and their type	:	Sufficiently provided.
b)	No. of wash basins	:	Sufficiently provided.
c)	No. of urinals	:	Sufficiently provided.
d)	No. of bath tubs	:	Sufficiently provided.
e)	Water meters, taps etc.	:	Yes.
f)	Any other fixtures	:	Nil.

PART-B-BUILDING.**8. Details of valuation.**

S.No	Particulars of item	Plinth Area	Roof height	Age of building	rate of construction on Rs.	Replacement cost Rs.	Depreciation 1.0% per year Rs.	Net Value after depreciation Rs
1.	Ground floor (Shed)	836.38 Sq.ft.	25'-27ft.	New	Rs.1200/-	Rs.10,83,65,600/-	Nil	Rs.10,83,65,600/-
2.	Ground floor (RCC)	4206.57 Sq.ft.	10 ft.	New	Rs.1500/-	Rs.63,09,855/-	Nil	Rs.63,09,855/-
						Total		Rs.10,66,74,855/-

Part - C (Extra Items)

(Amount in Rs.)

1	Portico	:	Nil
2	Ornamental front door	:	Nil
3	Sit out / Verandah with steel grills	:	Nil
4	Overhead/ under ground water tank	:	Nil
5	Extra steel / collapsible gates	:	Nil
	Total	:	Nil

Part - D (Amenities)

(Amount in Rs.)

1	Wardrobes / wooden racks	:	N.A.
2	Glazed tiles	:	N.A.
3	Extra sinks and bath tub	:	Nil
4	Marble / ceramic tiles flooring	:	Nil
5	Interior decorations	:	N.A.
6	Architectural elevation works	:	N.A.
7	Paneling works	:	N.A.
8	Aluminum works	:	N.A.
9	Aluminum hand rails	:	Nil
10	False ceiling	:	Nil
	Total	:	N.A.

Part - E (Miscellaneous)

(Amount in Rs.)

1	Separate toilet room	:	Nil
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2	Separate lumber room	:	Nil
3	Separate water tank / sump	:	N.A.
4	Trees, gardening	:	Nil
	Total	:	N.A.

Part – F (Services)

(Amount in Rs.)

1	Water supply arrangements	:	Nil
2	Drainage arrangements	:	Nil
3	Compound wall	:	Rs.47,00,000/-
4	C.B. deposits, fittings etc.	:	Nil
5	Pavement	:	N.A.
6	Fire fighting arrangements	:	N.A.
	Total	:	Rs.47,00,000/-

Total abstract of the entire property.

Part – A	Land	:	Rs.4,06,35,000/- (Land).
Part – B	Building	:	Rs.10,66,74,855/- (Build.).
Part – C	Extra items	:	Nil
Part – D	Amenities	:	N.A.
Part – E	Miscellaneous	:	N.A.
Part – F	Services	:	Rs.47,00,000/-
	Total	:	Rs.15,20,09,855/-
	Say	:	Rs.15,20,00,000/- (Rupees fifteen crore twenty lacs only).
	Fair Market value	:	Rs.15,20,00,000/- (Rupees fifteen crore twenty lacs only).
	Realizable Value (90%)	:	Rs.13,68,00,000/- (Rupees thirteen crore sixty eight lacs only).
	Distressed value (80%)	:	Rs.12,16,00,000/- (Rupees twelve crore sixteen lacs only).
	Cost of construction of property for the insurance purpose.	:	Rs.11,50,00,000/-

This property is approved Industrial free hold land (land use converted to non agriculture U/s 154 (4)(3)(A) Letter Application no. 103 /2022 from DM office dated 02/01/2023) built up Working shed and RCC building built on the land area measuring 1.3545 Hect. or 13545 Sq.mt out of the Khata no. 45 and Khasra no. 138 ,Old no. 32 of Village Susada ,Pargana Mangalore , Tehsil Roorkee and District Haridwar , Uttarakhand -247670. Here I have adopted the land and building method for arriving at the market value of the property. Building depreciation is taken 1% per year and this construction under progress i.e. new construction so no building depreciation .

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.15,20,00,000/- (Rupees fifteen crore twenty lacs only)..**

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The realizable value of the above property at (90%) of the market Value i.e. Rs.13,68,00,000/- (Rupees thirteen crore sixty eight lacs only)..

Distressed value of property (80%) of the market value i.e. - Rs.12,16,00,000/- (Rupees twelve crore sixteen lacs only)..

Circle rate value= Rs.9,52,95,300/-..

Place : New Delhi.

Date : 21/03/2024.

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Regd. Valuer CAT-I/534/145/05-06

SIGNATURE OF APPROVED VALUER

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.
...../- (Rupees Only).

Signature

(Name of the Branch Manager)

Date:

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DECLARATION CUM UNDERTAKING FROM THE VALUER (ANNEXURE IV).

I Gautam Akhauri S/o Dr. R.K. Akhauri do hereby solemnly affirms 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 furnish in my valuation report dated **21/03/2024** 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 **18/03/2024**, 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 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, 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 or Gift Tax Act 1958.
- o. My Pan Card no. is **AAJPA 9379F** and **GST No. is 07AAJPA9379F1ZI**
- 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, fact 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 Standard (IVS) and the report submitted to the bank for the respective asses 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 the 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 as per bank guidelines

x. I am proprietor of the firm and I am 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.

S.N.	Particulars	:	Valuer Comment
1.	Background information of the asset being valued.	:	*Sale deed Bahu no. 1, Jld no. 7104, Page 259-296 dated 03/01/2023 *Copy of Khatauni *copy Land use change from DM Office application no 103/2022 dated 02/01/2023 *Approve map copy from District Panchayat Haridwar *Letter no.12 40 /DP Haridwar/2022-23 dated 20/01/2023
2.	Purpose of valuation and appointing authority.	:	To assess the fair market value of the property for the STATE BANK OF INDIA, SME BRANCH, PARTAPUR, MEERUT, U.P..
3.	Identify of the valuer and any other experts involved in the valuation.	:	No.
4.	Disclosure of valuer interest or conflict, if any.	:	No.
5.	Date of appointment, valuation date and date of report,	:	Date of appointment 16/03/2024 and Visit date is 18/03/2024 and Valuation date 21/03/2024.
6.	Inspections and/or investigations undertaken.	:	Inspection done on 21/03/2024.
7.	Nature and sources of the information used or relied upon.	:	Market rate of property enquired from the nearby location and nearby property dealers etc. and also different sites like 99acres.com and magicbricks.com site searched for the reference.
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	:	Here we have adopted IVS standards for the valuation.
9.	Restrictions on use of the report, if any.	:	Only for the use for State Bank of India.
10.	Major factors that were taken into account during the valuation.	:	Construction of building, Age of building, location, facilities etc..

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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.	:	As this property is in under construction at present and so the final value of property may change when construction is completed.
	Date:21/03/2024.		
	Place: New Delhi .		


(Gautam Akhauri
Approved valuer)

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APPENDIX V

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness


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

Professional Competence and Due Care.

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias.


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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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized by the authority, the registered valuers organization 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 organization 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

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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).

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.

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 organization discredits the profession.

Date: 21/03/2024

Place: New Delhi.



(Signature (Name of the Approved Valuer and Seal))

GAUTAM AKHAURI
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Regd. Valuer CAT-1/534/145/05-06

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Chartered Engineer (M-129134/8).

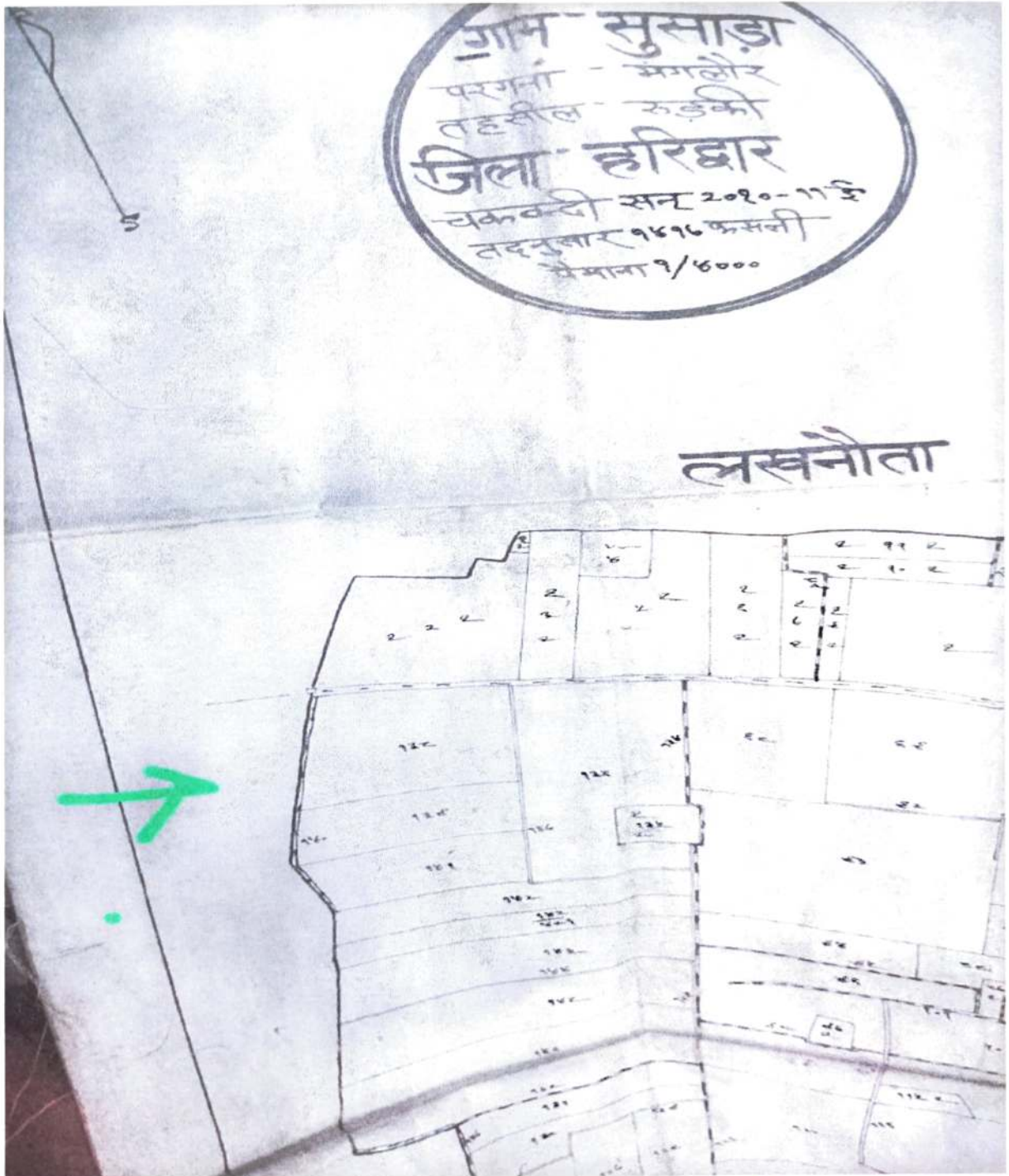
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New Delhi-110096

Phone No.: 011-35500466

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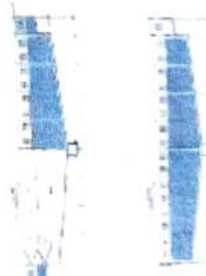
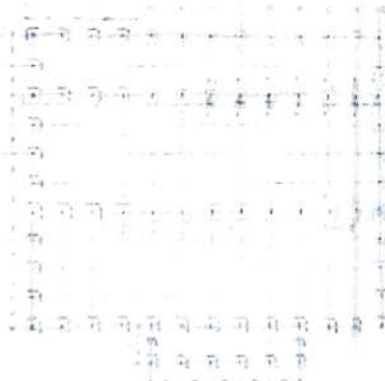
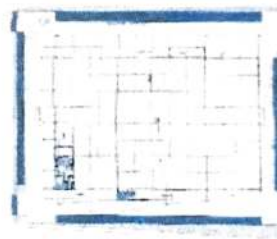
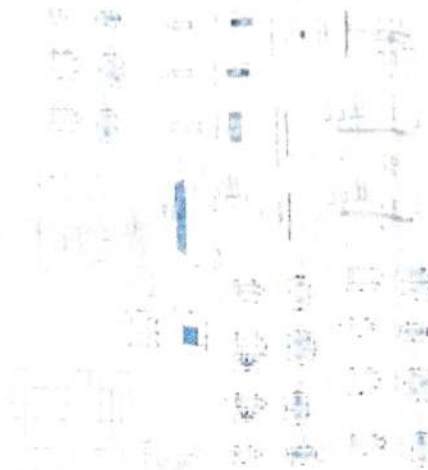
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1240

परमन्तः परात्परः तद्विषयः-तद्विषयः
(अन्तः-परिचयः)

[illegible]

- अन्य लीकृत विषय जानें।
 एक वर्ग का निर्माण मुख्य लिंक से 75 किट तथा लिंक से 15 किट संयोजित किया होगा।
 अपना शोध प्रकृत को पढ़ना में इनका प्रयोग होगा।
 एक वर्ग का निर्माण जहाँ समूह परामर्श का पूर्ण ध्यान रखना होगा। निर्माणधीन वर्ग का समय अपना व्यवहार पर लागू होगा।
 पूरे समय का संकल्पना एवं प्रत्यक्ष शिक्षा करने पर होने वाले निर्माण की समस्त निष्कर्षों का निर्माणकर्ता ही होगी।
 एक वर्ग में शैक्षणिक व प्रयोगशाला शर्तों के अनुसार रखने होगी तथा समस्त निष्कर्षों को लेकर लाई जावे। इसी से समस्त प्रयोगशाला तथा शोध लेख लाई - हो तो समस्त सोच कि इसे सुदृष्टि रखान पर बनाया जायेगा जिससे किसी अन्य को किसी भी प्रकार नहीं आसानी में करना पड़े। साफ़ता का पूर्णतः अनिवार्य करना होगा।
 एक वर्ग का निर्माण संकल्पना ही होगा।
 एक वर्ग का स्थापना हो, अन्तिम 15 अन्य सापेक्षित विभाग का अन्तर्गत प्रयोग पर लेने अनिवार्य होगा।
 फिलहाल प्रयोगशाला में सभी लीकृत का वर्ग वृत्त के लिए तथा (होती) समस्त अन्तिम प्रयोगशाला के बाद प्रत्यक्ष। निर्माण का प्रयोग एवं भी लीकृत का प्रयोग नहीं किया जायेगा।

अपर मेरु जलिकारी
जिल्ला अ. न. ब. वि. वि.

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Agriculture / Far...
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Posted 2m ago by owner

Agricultural/Farm Land for sale
Asaf Nagar, Roorkee

Ready to move

Price

₹ 2.5 Crore

@ 286 / sq.ft.

Plot area

87119 sq.ft. ▾

8,093.62 sq.m.

Take a tour of the Agricultural/Farm Land

with photos and videos



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Purpose



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Updated 1 week ago

₹ 8 Cr

Agriculture Land for Sale in Behat,
Saharanpur

Plot Area Ownership
158400 sqft Freehold



VIEW PLOT ON MAP

It is a 20 bigha, on road 170 feet front mango farm with lychee tree at behat kadarpur.

Tucked amid breathtaking greenery, this agricultural land has a plot area of 296017.0 square feet in Behat. One can purchase the land at the best price of Rs 8 Cr. You can own this piece of land for just Rs 1650000. It has no boundary wall. This freehold land would be best suited to your requirements. For the purpose of viewing this agriculture land on sale, the address is Behat, Saharanpur, Uttar Pradesh.



Transaction: People



Budget



Plot Type



Locality



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Agricultural Land for sale in Behat,
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₹ 2.3 Crore

46680 sq.ft. plot area



Details

Terms

Guides

Articles

Ready to move

North Facing

Price

₹ 2.3 Crore

@ 492 / sq.ft.

Plot area

46680 sq.ft. ▼

4,336.71 sq.m.

Take a tour of the Agricultural/Farm Land

with photos and videos



Basic Details and Terms

Ownership

Freehold

Super Area

46680 sq.ft. ▼


4336.71 sq.m.



WhatsApp

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12	कैलापुर	32	2100	16600	38150	34335	14000	12000
13	महादपुर	32	2100	16600	38150	34335	14000	12000
14	सदौली	32	2100	16600	38150	34335	14000	12000
15	खानमपुर कदौली	32	2100	16600	38150	34335	14000	12000
16	कासमपुर खुर्द	32	2100	16600	38150	34335	14000	12000
17	महापुर	32	2100	16600	38150	34335	14000	12000
18	चक बरमपुर	32	2100	16600	38150	34335	14000	12000
19	बरबन्धपुर	32	2100	16600	38150	34335	14000	12000
20	कादपुर	32	2100	16600	38150	34335	14000	12000
21	सुनौली	32	2100	16600	38150	34335	14000	12000
22	कुहपुर चौक	32	2100	16600	38150	34335	14000	12000
23	नरपुर	32	2100	16600	38150	34335	14000	12000
24	हरमपुर	32	2100	16600	38150	34335	14000	12000
25	मीलनपुर	32	2100	16600	38150	34335	14000	12000
26	खुमरावा	32	2100	16600	38150	34335	14000	12000

(हरे शिव सुदिन)
अथवा निम्नलिखित (हरे शिव सुदिन)
दिनांक।

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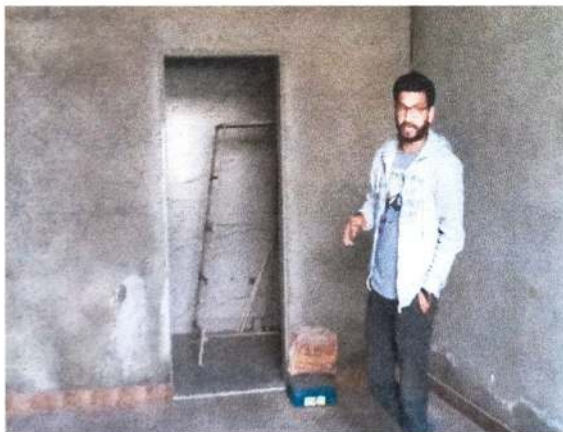
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M/s. MAA VINDHYAVASINI FOILS LTD.

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Regd. Valuer CAT-1/534/145/05-06

प्रारंभिक संख्या-103/2022

न्यायालय/कार्यालय कलेक्टर, हरिद्वार।

धारा 154(4)(3)(क) ज० वि० एवं
भूमि व्यवस्था अधिनियम

मौजा- सुसाड़ा परगना मंगलीर तहसील
रुड़की जिला हरिद्वार।

सरकार

मौ० मों विन्ध्यावासिनी फोईल्स लि०

धनगाम

आदेश

मौ० मों विन्ध्यावासिनी फोईल्स लि० द्वारा अधिकृत श्री पराग गुप्ता पुत्र श्री एम० आर० गुप्ता निवासी म० नं० 6/162, राजनगर गाजियाबाद उ० प्र० के ऑन लाईन आवेदन पत्र संख्या-154/IND/IND/654322 जो ज० वि० एवं भू० व्य० अधि० की धारा-154(4)(3)(क) के अन्तर्गत औद्योगिक प्रयोजन हेतु भूमि क्रय करने की अनुमति प्रदान किये जाने हेतु प्रस्तुत किया गया है। जिस पर उप जिलाधिकारी, रुड़की की जांच आख्या दिनांक 12.12.2022 तथा महा प्रबन्धक, जिला उद्योग केंद्र, हरिद्वार की आख्या दिनांक 24.12.2022 के आधार पर निम्न तालिका में वर्णित खसरा नम्बर की भूमि को केवल औद्योगिक प्रयोजन हेतु तालिका में वर्णित भू-स्वामी से क्रय किये जाने की अनुमति शासनादेश संख्या-356/XVIII(U) 2018/02(05)/2018 दिनांक 27.02.2018 तथा विधायी एवं संसदीय कार्य विभाग, उत्तराखण्ड शासन की अधिसूचना दिनांक 09.01.2018 द्वारा प्रकाशित उत्तराखण्ड (उत्तर प्रदेश जमींदारी विनाश एवं भूमि व्यवस्था अधिनियम-1950) (अनुकूलन एवं उपान्तरण आदेश-2001) (संशोधन) अधिनियम-2017 (अधिनियम संख्या-09/2018) के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए उत्तराखण्ड (उ० प्र० ज० वि० एवं भू० व्य० अधि० 1950) (अनुकूलन एवं उपान्तरण आदेश 2001) (संशोधन) अधिनियम-2003 की धारा 154(4)(3)(क) एवं उत्तराखण्ड (उ० प्र० ज० वि० एवं भू० व्य० अधि० 1952) (प्रथम संशोधन) नियमवाली 2004 के नियम 116ट में किये गये प्राविधानों के अन्तर्गत निम्नलिखित प्रतिबन्धों/शर्तों के अधीन प्रदान की जाती है, जिनका विवरण निम्नवत् है:-

आ.ला. सं०	भू-स्वामी का नाम	ख०/चक सं०	खसरा संख्या	रकबा हे० में	मौजा	क्रेता
154/IND/IND/654322	श्री रोहित कुमार पुत्र सुरेन्द्र सिंह निवासी ग्राम नारसन कला परगना मंगलीर तहसील रुड़की जिला हरिद्वार	45	138	1.3545	सुसाड़ा परगना मंगलीर तहसील रुड़की जिला हरिद्वार	मौ० मों विन्ध्यावासिनी फोईल्स लि० द्वारा अधिकृत श्री पराग गुप्ता पुत्र श्री एम० आर० गुप्ता निवासी म० नं० 6/162, राजनगर गाजियाबाद उ० प्र०

शर्त/प्रतिबन्ध:-

- 1- क्रेता धारा-129-ख के अधीन विशेष श्रेणी का भूमिधर बना रहेगा और ऐसा भूमिधर भविष्य में केवल राज्य सरकार या जिले के कलेक्टर, जैसी भी रिथति हो, की अनुमति से ही भूमि क्रय करने के लिए अर्ह होगा।
- 2- क्रेता द्वारा क्रय की गई भूमि का उपयोग दो वर्ष की अवधि के अन्दर, जिसकी गणना भूमि के विक्रय विलेख के पंजीकरण की तिथि से की जायेगी अथवा उसके बाद ऐसी अवधि के अन्दर जिसको राज्य सरकार द्वारा ऐसे कारणों जिन्हें लिखित रूप से अभिलिखित किया जायेगा, उसी प्रयोजन के लिये करेगा, जिसके लिये अनुज्ञा प्रदान की गई है। यदि वह ऐसा नहीं करता अथवा उस भूमि का उपयोग जिसके लिये उसे स्वीकृत किया गया था, उससे भिन्न किसी अन्य प्रयोजन हेतु करता है अथवा जिस प्रयोजनार्थ क्रय किया गया था उससे भिन्न प्रयोजन के लिये विक्रय, उपहार या अन्यथा भूमि का अन्तरण करता है तो ऐसा अन्तरण उक्त अधिनियम के प्रयोजन हेतु शून्य हो जायेगा और धारा-167 के परिणाम लागू होंगे।

2

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