

Ref. No.~

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*Valuation Report of  
Built-up Property Bearing Residential House No~ SD~ 465,  
Land Area ~ 139.45 Sqm,  
Situated at Block~ D, Shastri Nagar, Pargana Dasna,  
Tehsil & Distt. Ghaziabad.*

*Name of the Owner{s}:~  
Mrs. Arushi Siwach W/o Sh. Avi Malik.*

*Name of the Borrower Firm{s}:~  
M/s. Vaan Multioperations Pvt. Ltd.*

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*State Bank of India  
SME, South Extension~ I,  
New Delhi.*

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Fellow Membership no. of (I.I.V)

Member Ship No : F1179

CHARTERED ENGINEER Member Ship No of CONFEDERATION OF ENGINEERS (INDIA) : M110516-09

Mobile No.: 9810070269, 9818545559

Email : [ak.sharma576@gmail.com](mailto:ak.sharma576@gmail.com)

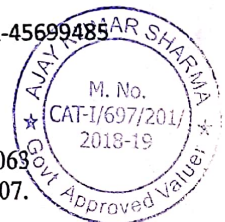
GST. No- 07ACCP59635H2Z7

Tel No.: 011-45699485

**AJAY KUMAR SHARMA (B.E.)  
(CHARTERED ENGINEER & APPROVED VALUER)**

**Head Office:~ Flat No 124, Punjabi Bagh Appartments, Rohtak Road, New Delhi – 110069**

**Branch Office:~ 479, Sanjay Colony, Arthala, Mohan Nagar, Ghaziabad- 201007.**



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## **AJAY KUMAR SHARMA (B.E.)**

(CHARTERED ENGINEER & APPROVED VALUER)

Head Office:~ Flat No 124, Punjabi Bagh Apartments, Rohtak Road, New Delhi – 110063

Branch Office:~ 479, Sanjay Colony, Arthala, Mohan Nagar, Ghaziabad- 201007.

Report Ref. No- AKS/SBI/New Delhi/2021/231

29.09.2021

FORMAT - A

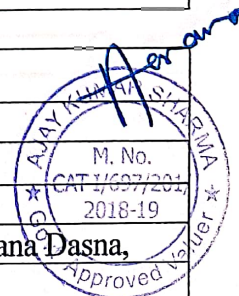
To,  
Chief Manager,  
State Bank of India,  
SME, South Extension- I,  
New Delhi.

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

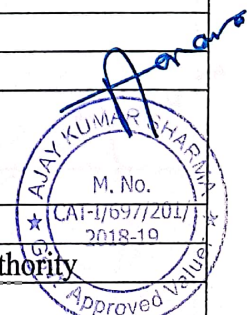
Name of the Customer(s)/Borrower Unit:- M/s. Vaan Multioperations Pvt. Ltd.

I	GENERAL	
1	Purpose for which the valuation is made	<b>Fair market value of property</b>
2	A Date of Inspection	28.09.2021
	B Date on which the valuation is made	29.09.2021
3	List of documents produced for perusal	Copy of Gift Deed No- 3206, Dated 07.09.2021.
	A Sale deed No. & Date	
	B Property Tax Receipt No & Date (Latest to be verified)	With the Owner
4	Name of the Owner/s of the property and his! their address with Phone No (Furnish the details of share of each owner in case of joint ownership)	<b>Mrs. Arushi Siwach W/o Sh. Avi Malik.</b>
(i)		
(ii)	Name of the Purchaser	<b>N.A.</b>
5	<b>Brief description of the property:~</b> It is a residential property Consists of Ground Floor with Boundary wall & Gate. It has RCC load bearing with pillar foundation. It has 2Bed rooms, 1Drawing/Dinning room, 1Kitchen & 2Toilets at Ground Floor. It has mosaic flooring, plaster wall surface, white washed & concealed electric wiring etc.	

5	<b>Location of property</b>	
	A Plot No./ Survey No.	House No- SD- 465
	B Door No.	Do-
	C T. S. No/ Ward No.	No
	D Street Name	Block- D, Shastri Nagar, Pargana Dasna,
	E Place and District	Tehsil & Distt. Ghaziabad.



	Postal address of the property	House No- SD- 465, Block- D, Shastri Nagar, Pargana Dasna, Tehsil & Distt. Ghaziabad.	
A	City/Town	Ghaziabad	
B	Residential area	Yes	
C	Commercial area	No	
D	Industrial area	No	
E	Mixed area	No	
9	<b>Classification of the area</b>		
	A. High/Middle/Poor	Upper Middle Class	
	B. Metro/Urban/ Semi Urban/ Rural	Urban	
10	Coming under Corporation Limit/ Municipality/Village Panchayat	Municipality	
11	Whether covered under any State/ Central Govt. enactments (ie. Urban Land Ceiling Act) or notified under Agency area/ Scheduled area/ Cantonment area	Ghaziabad Development Authority	
12	In case it is an agricultural Land, any conversion to house site plots is Contemplated.	No	
13	<b>Boundaries of the property</b>		
	East:~	H. No- 466	
	West:~	H. No- 464	
	North:~	H. No- 462	
	South:~	40.00 ft Wide Road	
14	<b>Dimensions of the site</b>	<b>As per the deed (a)</b>	<b>Actual (b)</b>
	East	50.00 Ft.	50.00 Ft.
	West	50.00 Ft.	50.00 Ft.
	North	30.00 Ft.	30.00 Ft.
	South	30.00 Ft.	30.00 Ft.
15	Latitude, Longitude and Coordinates of the site	<b>Latitude</b>	28.672825
		<b>Longitude</b>	77.469098
16	Extent of the site	139.45 Sqm	
17	Extent of the site considered for valuation (Least of 14 a & 14 b)	139.45 Sqm	
18	Whether occupied by the owner tenant? If occupied by tenant since how long? and Rent received per month	Firm-Occupied	
II	<b>CHARACTERSTICS OF THE SITE</b>		
1	Classification of Locality	Residential Area	
2	Development of surrounding areas	Developed Residential Area	
3	Possibility of frequent Flooding/ Sub-merging	No	
4	Feasibility to the Civic amenities like School, Hospital. Bus stop, Market etc.	Within 1-2 Km.	
5	Level of Land with topographical Conditions	Leveled	
6	Shape of Land	Rectangular	
7	Type of use to which it can be put	Residential use	
8	Any usage restriction- Lake or Slum Polluting Industrial Units IH T Lines and any factors which affect the Marketability of site	No	
9	Is it a Land- Locked Land?	No	
10	Is plot in town planning approved	Ghaziabad Development Authority	
11	Corner Plot or Intermittent Plot?	Intermittent	
12	Availability of Road facilities	Yes, 40.00 ft. Wide road	



	Type of Road available at present	Metallic Road
	Width of Road-is it below 20ft. or more than 20 ft.	40.00 ft. wide Road
	Water supply/ potentiality	Yes
	Underground sewerage system	Yes, Under Ground
17	Is Power supply available at the site	Yes
18	Advantages of the site	It is an approved Residential area in Block-D, Shastri Nagar, Ghaziabad.
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 the sea coast / tidal level must be incorporated)	As per rules
	<b>PART-A (Valuation of Land)</b>	
01	<b>Size of Plot</b>	
	North & South	30.00 Ft.
	East & West	50.00 Ft.
02	Total Extent of the Plot	<b>139.45 Sqm</b>
03	Prevailing Market Rate(Along with details/ reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Between Rs. 70,000.00 to Rs. 80,000.00 per Sqm
04	Guideline rate obtained from the Registrar's Office (an evidence Thereof to be enclosed)	Rs. 43,200.00 per Sqm for Land & Rs. 11,000.00 Per Sqm for Construction
05	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.	There is heavy variation in the guideline rate and market rate. Guide line rate fixed only every Year by Govt. and Market rate depend on local conditions situation and demand of particular property. It fluctuates frequently and As per Local Property Delar's Dharmendra Property, Mob. No- 9999369203
06	Assessed/adopted rate of valuation	Rs. 75,000.00 Per Sqm
07	Estimated Value of Land	<b>Rs. 1,04,58,750.00</b>
	<b>Part-B (Valuation of Building)</b>	
01	<b>TECHICAL DETAILS OF BUILDING</b>	
	a. Type of Building (Residential/Commercial/ Industrial/Mixed)	Residential Building
	b. Type of Construction Load bearing/RCC/Steel Framed)	RCC Open load bearing with pillar foundation
	c. Building Plan Sanction	As Per Layout Plan of G.D.A.
	c. Year of Construction	2003 Year of Construction
	Future Residual life expected	52 Years
	d. Number of floors & height Of each Floor including Basement, if any.	Ground Floor, Height- 10.00 ft
	e. Plinth area floor wise	Enclosed valuation Part II
	f. Condition of the building	Normal
2	i) Exterior-excellent, Good, Normal, Poor	Normal
	ii) Interior-Excellent, Good, Normal, Poor	Normal
	Date of issue and validity of layout of approved map/plan	As Above
	Approved map/plan issuing authority	G.D.A.
	Whether genuiness or authenticity of approved map/plan is verified	As Above
	Any other comments by our empanelled valuers on authentic of approved plan	No Comment



**SPECIFICATION OF CONSTRUCTION (Floor-wise) in respect of**

Description	Ground Floor	Other floor
Foundation	RCC open load bearing with Pillar foundation	
2 Basement	No	
3 Superstructure	Completed	
4 Joinery/Doors & windows (please furnish details about siz of frames, shutters, glazing, fitting etc. and specify the species of timber	Wooden Joinery	
5 RCC/RB work	RCC, Brick work in cement mortar	
6 Plastering	Yes	
7 Flooring, Skirting, dadoing	Mosaic Flooring	
8 Special finish as marble, granite, wooden paneling, grills etc.	No	
9 Roofing including weather proof course	Yes	
10 Drainage	Yes	
II <b>COMPOUND WALL</b>		
Height	N.A.	
Length	N.A.	
Type of construction	RCC roof and brick work in cement mortar	
III <b>ELECTRICAL INSTALATION</b>		
Type of wiring	Concealed wiring	
Class of Fitting(Superior/ordinary/poor)	Ordinary	
Number of Light point	Not Known	
Fan Points	Not known	
Spare plug point	Not Known	
Any other item	No	
IV <b>PLUMBING INSTALLATION</b>		
A No. of water closets	Not Known	
B No. of wash basins	Not known	
C No. of urinals	No	
D No. of bath tubs	No	
E Water meters, taps etc.	Not Known	
F Any other fixtures	No	

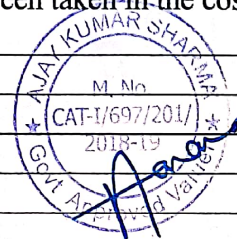
**DETAILS OF VALUATION**

Sr. No	Particulars	Plinth area in Sqm	Age of building In year	Estimated replacement rate of Construction	Replacement cost Rs. (Lakh)	Depreciation in 18%	Net Value Rs. (Lakh)
1	Ground Floor	76.00	18	12,500.00	9.50	1.71	7.79
	<b>Total</b>				<b>9.50</b>	<b>1.71</b>	<b>7.79</b>

**PART C (EXTRA ITEMS)**

(AMOUNT IN RS.)

1	Portico	Cost of These Item have been taken in the cost of Building
2	Ornametlal front door	
3	Sit Out/Varandah with steel grills	
4	Overhead water tank	
5	Extra steel/collapsible gates	
	<b>Total</b>	



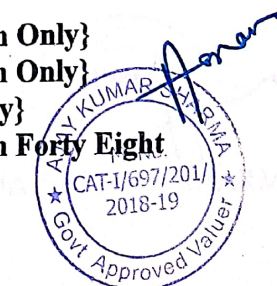
**PART - D (AMENITIES)**



Wardrobs	Cost of These Item have been taken in the cost of Building
Glazed Tiles	
Extra Sink & Bath Tube	
Marble/Ceramic Tiles Flooring	
Interior decorations	
5 Architectural elevation Work	
6 Paneling works	
7 Aluminum works	
8 Aluminum hand rails	
9 False ceiling	
10	
<b>PART- E(MISCELLANEOUS)</b>	
1. Separate toilet room	Cost of These Item have been taken in the cost of Building
2 Separate lumber room	
3 Separate water tank/sump	
4 Trees, Gardening	
Total	
<b>PART – F (SERVICES)</b>	
1 Water supply arrngment	Cost of These Item have been taken in the cost of Building
2 Drainage arrangements	
3 Compound Wall	
4 C.B. deposits, fitting etc.	
5 Pavement	
Total	

#### TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part A	Land	Say Rs. 104.59 Lakh
Part B	Building	Rs. 7.79 Lakh
Part C	Extra Items (Paved area and boundary wall & Gate)	Rs. 2.50 Lakh
Part D	Amenities	
Part E	Miscellaneous	
Part F	Services	
	Total	Rs. 114.88 Lakh
	Say Rs.	Say Rs. 115.00 Lakh
<p style="text-align: center;"><b>(Rs. One Crore Fifteen Lakh Only)</b></p> <p><b>VALUATION :</b> Here the approved valuer should discuss in details his Approach (Market approach, Income Approach and Cost Approach) to valuation of the property and indicate how the value has Been arrived at, supported by necessary calculations. Also such aspects as (i) sale ability (ii) likely rental values in future and (iii) any likely income it may generate may be discussed). <b>Valuation done on land &amp; built up area cost basis on prevailing market rate.</b></p> <p>As a result of my appraisal &amp; analysis it is my considered opinion that the Present Market value of the above property in the prevailing condition with Fairmarket Value specification is</p> <p>1). Market Value Say Rs. 115.00 Lakh {Rs. One Crore Nine Lakh Only}</p> <p>2). Realisable Value Say Rs. 104.00 Lakh {Rs. Ninety Three Lakh Only}</p> <p>3). Distress Value Say Rs. 92.00 Lakh {Rs. Eighty Two Lakh Only}</p> <p>4). Building Insurance Value Say Rs. 10.29 Lakh {Rs. Eight Lakh Forty Eight Thousand Only}</p>		



**Guideline Value:**~ Circle rate Rs. 43,200.00 Per Sqm  
Land = 139.45 Sqm X Rs. 43,200.00 Per Sqm = 60.24 Lakh  
Building = 76.00 Sqm X Rs. 11,000.00 Per Sqm = 8.36 Lakh  
**Total Guideline Value = 8.36 + 60.24 = 68.60 Lakh**

Signature  
{AJAY KUMAR SHARMA}

**PLACE : GHAZIABAD**

**DATE : 29.09.2021**

The undersigned has inspected the property detailed in the valuation Report dated on -----  
----- We are satisfied that the fair and reasonable value of the property is Rs.

Signature

(Name of the Branch Manager with Official Seal)  
Date :

**Declaration from the valuer**

I hereby declare that:

- 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 read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- We have inspected the subject property on **28 September, 2021**
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957.
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have submitted the Valuation Report (s) directly to the Bank.
- The legal status of the deed of ownership is to be examined by advocate on record of bank.

Name and address of the Valuer

Ajay Kumar Sharma

CHARTERED ENGINEER Member Ship No of CONFEDERATION OF ENGINEERS  
(INDIA) : M110516-09

Fellow Membership no. of (I.I.V)

Member Ship No : F1179

**Dated : 29.09.2021**

**Place : GHAZIABAD**

Signature  
M. No.  
CAT-I/697/2018-19  
{AJAY KUMAR SHARMA}

**MODEL CODE OF CONDUCT FOR VALUERS**  
(Adopted in line with companies (Registered Valuers and Valuation Rules, 2017))

*All valuers empanelled 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 dealing 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 endeavor 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 the 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 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 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 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/it's 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**

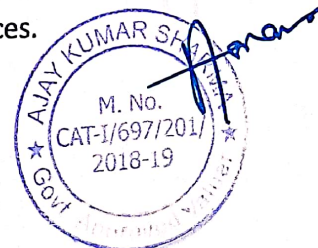
21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for the inspection and investigations carried out by the authority any person authorized by the authority, the registered valuers organization with which he/it 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 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 purpose of this code the term "relative" shall have the same meaning 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 service 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 services.

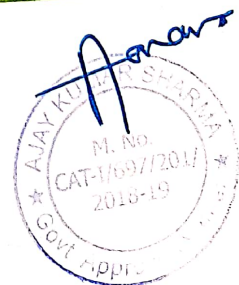
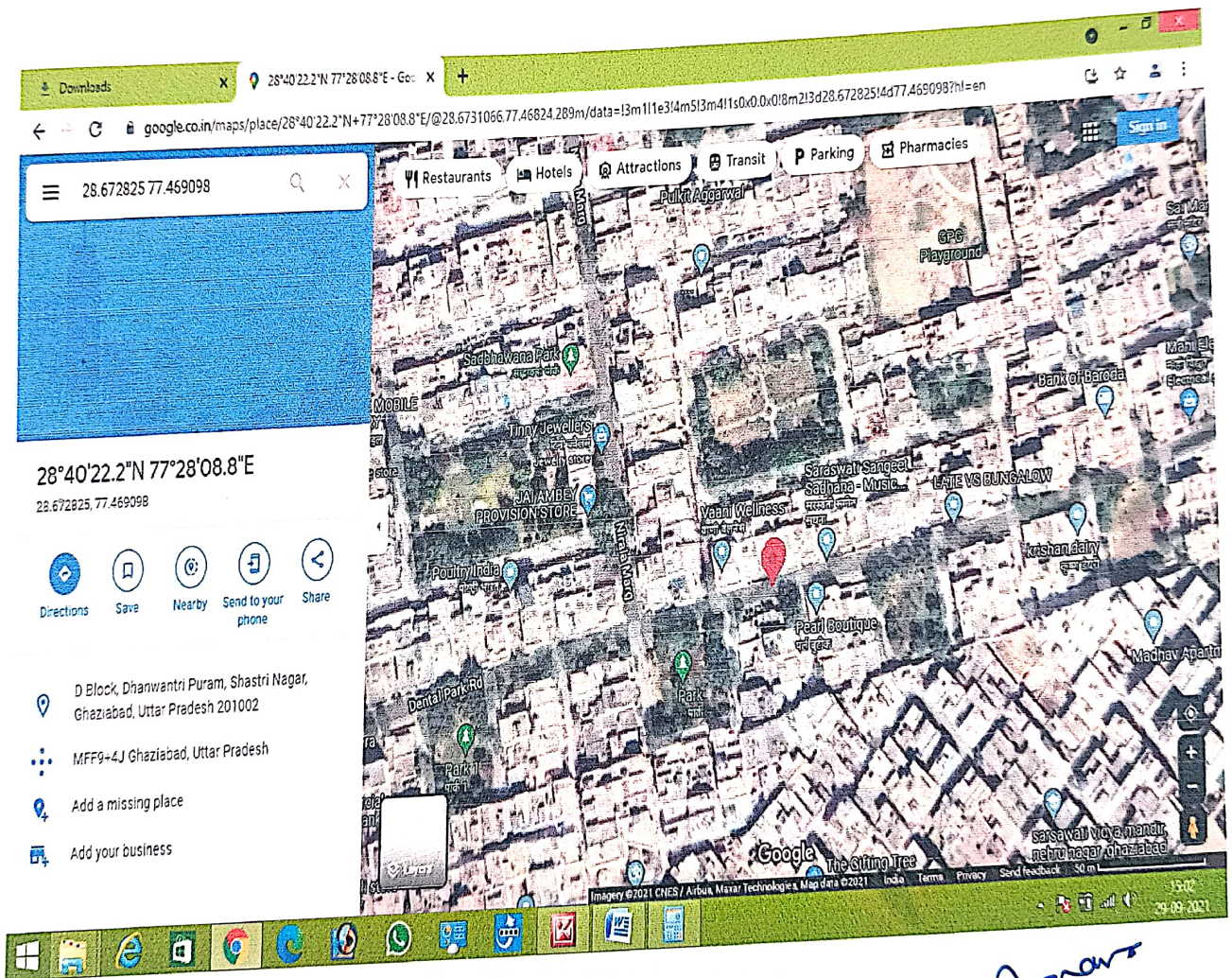


**Occupation, employability and restrictions**

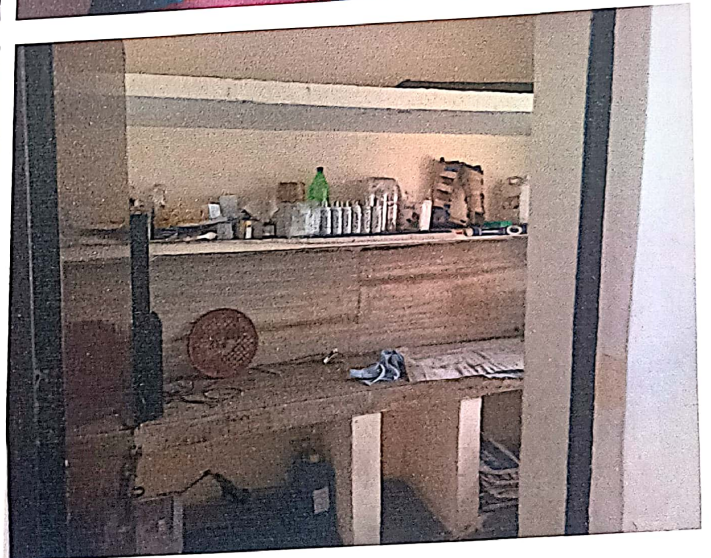
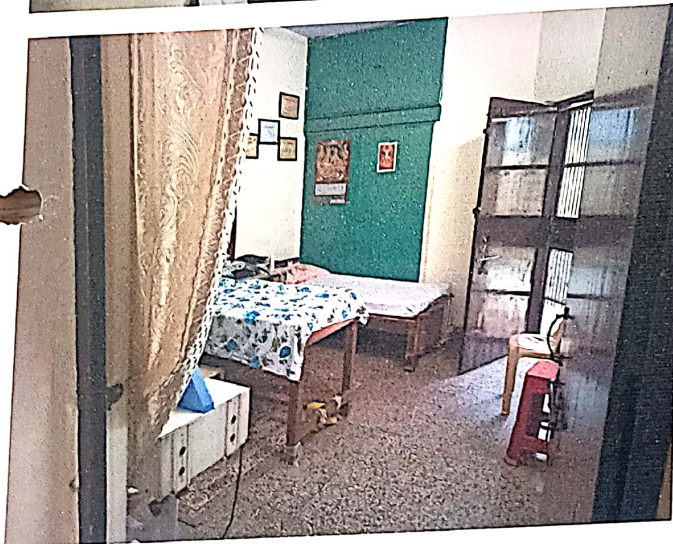
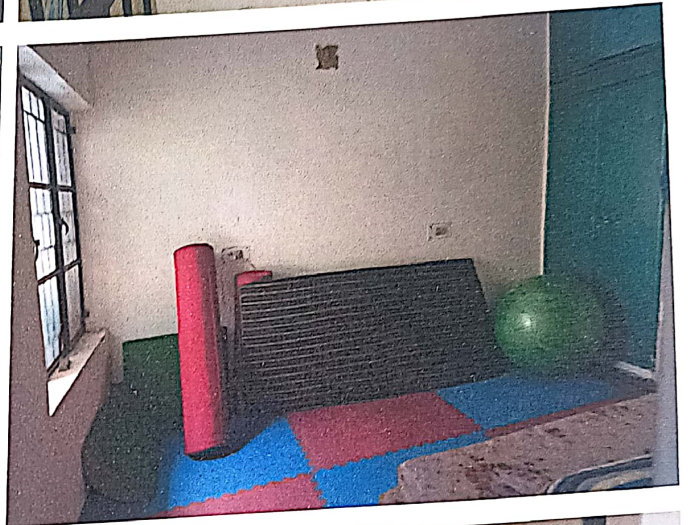
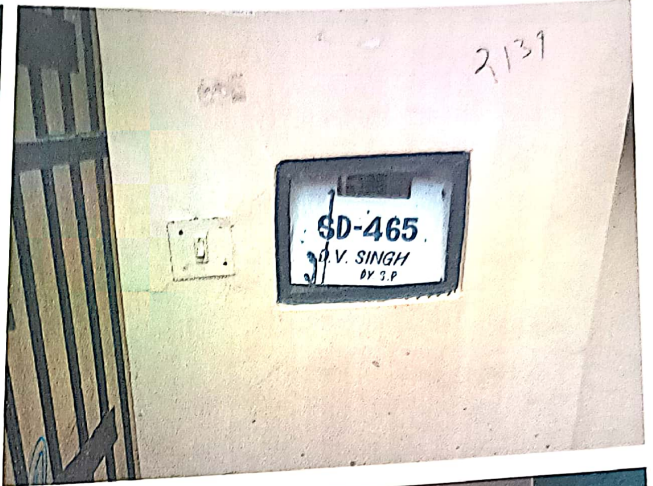
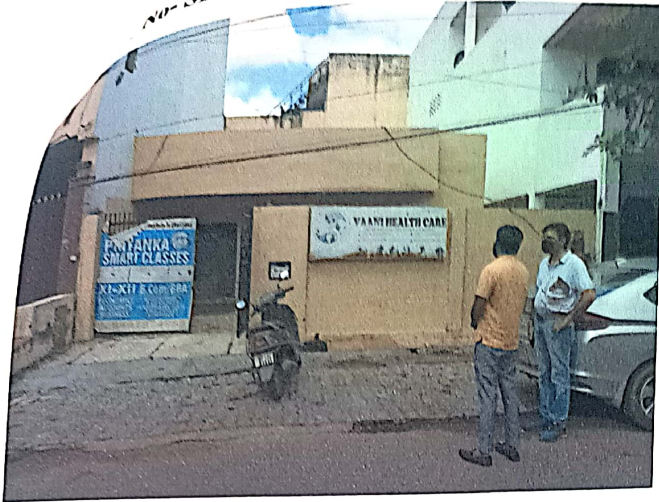
29. A valuer shall refrain from accepting too many assignments, if he/it unlikely to be able to devote adequate time to each of his/its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 29.09.2021  
Place : Ghaziabad

Signature  
*Ajaya*  
{AJAY KUMAR SHARMA}



No- SD- 465, Block- D, Shastri Nagar, Pargana Dasna, Tehsil & Distt. Ghaziabad.



*Ajay*  
{Ajay Kumar Sharma} No.  
CAT-I/697/201/  
2018-19  
{Chartered Engineer & Approved Valuer}