wudit Goel

(B Arch, MCA, AllA) Member of institution of Valuers

Architect & Vaastu Consultant Govt. Registered Valuer Chief Commissioner of

Income Tax, Ghaziabad Reg. No CCIT-GZB/ITO (J) / VALUER 07/2013-14/2015-16/2540 Institute of Valuers Registration No. IV-A-13713 Council of Architecture Reg. No. CA/97/22021



Goel & Asse Architect, Engineers, Builders & Govt. Approved Valuers

 Opp. Muslim Girls Degree College Market K.P. Road, Bulandshahr - 203001 (U.P.)

• Plot No. 512, First Floor, Niti Khand 1st, Indirapuram, Opp. Cambridges School, Gzb. Cell: +91 - 9675277757, 7017307043 E-mail: goelandassociates1@gmail.com

### Appendix-l

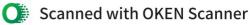
	Appendix-	SOTIES		
	Appendix-I  FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES  S. No. Particulars			
	FORMAT OF VALUATION REPORT FOR P	CONTENT		
S. No.		COEL		
1.	Introduction	AR. MUDIT GOEL		
1.	Name of Valuer	29 / 12 / 2021. THROUGH DIFFERENT SALE DEEDS  21 / 12 / 2021.		
- 2.	Date of inspection	THROUGH DIFFERENT OF		
	Title deed number and date	THROUGH DIFFERENCE 31 / 12 / 2021.		
	Date of Valuation	THROUGH BATTER AND ACCESS THE FAIR MARKET VALUE TO ACCESS THE FAIR MARKET VALUE		
3.	Purpose of Valuation	TO ACCESS THE FAIR MARKEY TO SECURE LOAN FROM PUNJAB TO SECURE LARGE CORPORATE		
0.		TO SECURE LOAN FROM PUNIAL NATIONAL BANK, LARGE CORPORATE NATIONAL SECTOR-63, NOIDA(U.P).		
		NATIONAL BANK, LARGE CORA BRANCH, SECTOR-63, NOIDA(U.P). BRANCH SECTOR-63, NOIDA(U.P).		
		BRANCH, SECTOR ACES PVT.LTD.		
4.	Name of Property Owner/s	BRANCH, SECTOR-63, NOID  M/S. WAVE BEVERAGES PVT.LTD.  THROUGH IT'S DIRECTOR:-		
4.	(Details of share of each owner	THROUGHTISBINGH		
-	in case of joint & Co-ownership)	- ANTER OTHER DAILS J		
	In case of joint of	(COMPANY OWNERSHIP)		
	CD - L/EL - a applicable	PUNIAB NATIONAL		
5.	Name of Bank/FI as applicable	N.A		
6.	Name of Developer of the Property	COMPLED		
	(in case of developer built properties)	OWNER OCCUPIED.		
7.	Whether occupied by the owner / tenant?			
	If occupied by tenant, since how long?			
<u>II.</u>	Physical Characteristics of the Asset			
1.	Location of the property in the city	M/S. WAVE BEVERAGES PVT. LTD.		
'-	Plot No. / Survey No.	H.B. NO. 298, VILLAGE SAHPUR,		
	Door No.	TEHSIL-DINANAGAR, GURDASPUR,		
	T. S. No. / Village	TEHSIL-DINANAGAR, GORDING		
	Ward / Taluka	PUNJAB.		
	Mandal / District	N.A.		
-	Municipal Ward No.			
2.	O'h. / Town	PUNJAB		
3.	City / Town	AGRICULTURAL AREA		
	Residential Area/ Commercial Area/	& INDUSTRIAL AREA		
		& INDUSTRIAL AREA		
	Industrial Area	MIDDLE / DUDAI		
	Classification of the area:	MIDDLE/ RURAL		
4.	Lutale / Middle / POOT			
	Matro / Urban / Semi Urban / Ruiai			
	Coming under Corporation limit/ Village	H.U.D		
5.	Coming under Corporation lifts village	111015		
	Panchayat/ Municipality	0415		
6.	Postal address of the property	SAME AS INDUT GOE		
_ <del>0</del> .		(B. Arch., N.C.A, F.I.V)		

(B. Arch., M.C.A., F.I.V)
Govt. Registered Valuer Chief Commisione
Income Tax Ghaziabad
Reg. No. CCIT-GZIVITO WALU
-07/2018-14/20 5-15/2540
Institute of Valuers Registraction 10.1V
Council of Architecture Reg. No.-L A1391

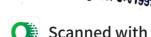


7. Latitude, Longitude and Coordinates of the site  8. Area of the plot/land (supported by a plan)  9. Layout plan of the area in which the property Is located  10. Development of surrounding areas  11. Details of Roads abutting the property  12. Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area  13. In case it is an agricultural land, any conversion to house site plots is contemplated.  14. Boundaries of the property  North  South  Case to the site considered for valuation (least of 14 & 14 B)  East  West  Extent of the site considered for valuation (least of 14 & 14 B)  South  Case of the properties  North  South  Description of Adjoining properties  North  South  South  Case of 14 A & 14 B)  15. Description of Adjoining properties  North  South  South  South  South  South  Case of 14 A & 14 B)  16. Survey no. if any  17. Type of Building (Residential/ Commercial/ Industrial)  18. Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and to be mentioned separately and clarified  20. Any other aspect  11. Town Planning Parameters  12. Master plan provisions related to the property in terms of land use  22. Date of issue and validity of layout of approved map / plan is suring authority  4. Whether covered map / plan is verified  South Case of the property  LAND AREA - 32.86 ACRES  BITUMEN TAR COAL ONE SIDE OPEN  (20.00 FT. Wide Road)  N.A.  BITUMEN TAR COAL ONE SIDE OPEN  (20.00 FT. Wide Road)  N.A.  BITUMEN TAR COAL ONE SIDE OPEN  (20.00 FT. Wide Road)  N.A.  BASPER DEED ACTUALS  AS PER DEED ACTUALS  AS PER DEED ACTUALS  AS PER SITE AS PER SITE AS PER SITE  N.A.  INDUSTRIAL BUILDING HAVING UNFINISHED STRUCTURE BUILT OVER	7.	Latitud	- 17 A T	ATTACHED
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17 Type of Building (Residential/ Commercial/ Industrial)  18. Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified	16.	Survey no. if any		
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floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  IT'S A INDUSTRIAL BUILDING HAVING UNFINISHED STRUCTURE BUILT OVER IT. AREA IS AS PER THE VALUATION DONE.  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	18.	Details of the building/buildings and other		
construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  UNFINISHED STRUCTURE BUILT OVER IT. AREA IS AS PER THE VALUATION DONE.  17. AREA IS AS PER THE VALUATION DONE.  18. Town Planting Parameters  19. Plinth area, Carpet area and Saleable area at the valuation of approved and selevations to be approved map and selevations to be approved and selevations to be approv		improvements in terms of area, neight, no. of		DIVIDANCE HANDIC
alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  11. AREA IS AS PER THE VALUATION DONE.  32.86 ACRES  NO  11. AREA IS AS PER THE VALUATION DONE.  12. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  NO  11. AREA IS AS PER THE VALUATION DONE.  12. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  NO  11. AREA IS AS PER THE VALUATION DONE.  12. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  NO  12. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  NO  13. Approvery in terms of land use  24. Date of issue and validity of layout of approved map / plan issuing authority  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		floors, plinth area floor wise, year or		
details, full details of specifications to be appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  DONE.  32.86 ACRES  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		construction, year of making		
appended along with building plans and elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  32.86 ACRES  NO  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		details full details of specifications to be		
elevations  19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  32.86 ACRES  NO  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		appended along with building plans and	DO	NE.
19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified  20. Any other aspect  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  32.86 ACRES  NO  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		elevations		
to be mentioned separately and clarified  20. Any other aspect  Town Planning Parameters  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  NO  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	19.	Plinth area. Carpet area and Saleable area	32.86	ACRES
20. Any other aspect  III. Town Planning Parameters  1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  NO  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	'	to be mentioned separately and clarified		
1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	20.	Any other aspect	N	10
1. Master plan provisions related to the property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  FOR INDUSTRIAL USE  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	111.	✓ Town Planning Parameters		
property in terms of land use  2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		Master plan provisions related to the	FOR INDU	STRIAL USE
2. Date of issue and validity of layout of approved map / plan  3. Approved map / plan issuing authority  4. Whether genuineness or authenticity of approved map / plan is verified  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE		property in terms of land use	ADDROVED	AD ANYANA
Approved map / plan issuing authority APPROVED MAP AVAILABLE     Whether genuineness or authenticity of approved map / plan is verified  APPROVED MAP AVAILABLE  APPROVED MAP AVAILABLE	2.	Date of issue and validity of layout or	APPROVED M	AP AVAILABLE
4. Whether genuineness or authenticity of approved map / plan is verified APPROVED MAP AVAILABLE	-	approved map / plan	APPROVED M	AD AYLAY ADD
approved map / plan is ventied		Approved map / plan issuing authority	APPROVED M	AD AVAILABLE
approved map / plair is volinos  AR. MUDIT GOEL	4.	Whether genuineness of authentiony of	AL PROVED M	AP AVAILABLE
(B. Arch MAA RIVA		approved map / plan is vermos	AN	NAL INSTANCE
CALL & T. WORLD WITH THE THE THE THE THE THE THE THE THE T	L		Co. 1 (E	B. Arch., M.C.A. FALVA

(B. Arch., M. C.A., FN.V)
Govt. Registered Valuar Chief Commissioner of Income Tax Ghaziabad Reg. No. CCIT-GZS/NOCTAVA UER 07/2013 14/20 15-13/2340 Institute of Valuers Registration 10-1V-A-13/13 Council of Architecture Reg. No.-C A/1997/22021



F	T.	
5.	Any other comments by our empanelled valuers on authentic of appreciations	NO
-	valuers on authentic of approved plan  Planning area/zone	
6.	Planning area/zone	LIES IN NEW AREA OF THE CITY
7.	Development controls	H.U.D
8.	Zoning regulations	TILD
9.	FAR/FSI pormit	F.A.R. CONSUMED:- 0.5942
10.	FAR/FSI permitted and consumed	F.A.R. CONSUMED: OF
11.	- Todrid Coverage	NOT AVAILABLE
• • •	Transferability of development rights if any,	NO
	The street of th	
	the property viz.setbacks, height restrictions, etc.	
12.	Comment on surrounding land uses and	INDUSTRIAL LAND
	adjoining properties in terms of usage.	****
13.	Comment on unauthorized constructions if	NO
	any	
14.	Comment on demolition proceedings if any	NO
15.	Comment on compounding/ regularization	NO
	proceedings	
16.	Comment on whether OC has been issued	NOT KNOWN
	or not	
17.	Any other aspect	NO
IV.	Legal Aspects	
1.	Ownership documents,	AVAILABLE
2.	Names of Owner/s	M/S. WAVE BEVERAGES PVT.LTD.
	(In case of Joint or Co-ownership,	THROUGH IT'S DIRECTOR:-
	whether the shares are undivided or not?)	SH. GURDEEP SINGH
	, , ,	(COMPANY OWNERSHIP)
3.	Comment on dispute/issues of landlord with	OWNER OCCUPIED
٥.	tenant/statutory body/any other agencies, if	
	any in regard to immovable property.	
4.	Comment on whether the IP is independently	YES
	accessible?	
5.	Title verification /	AVAILABLE,
6.	Details of leases if any,	M/S. WAVE BEVERAGES PVT.LTD.
٠.		THROUGH IT'S DIRECTOR:-
		SH. GURDEEP SINGH
7.	Ordinary status of freehold or leasehold	FREE HOLD
1.	including restriction on transfer,	,
8.	Agreements of easements if any,	NO EASEMENTS
9.	Notification for acquisition if any,	NO ACQUISITION
10.	Notification for road widening if any,	NO
	Possibility of frequent flooding / sub-merging	NO
11.	Possibility of frequent flooding 7 sub-frequent	
12.	Special remarks, if any, like threat of	NO
	acquisition of land for public service	
	purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-	
	coast / tidal level must be incorporated)	
12	Heritage restrictions if any, All legal	NO
13.	documents, receipts related to electricity,	NU
	water tax, property tax and any other	
	building taxes to be verified and copies as	
	applicable to be enclosed with the report.	A.K. MUDIT GOEL
	applicable to be eliciosed mar are report	GOVI Registration M. C. RIVA
		Govi, Registered Valuer Chief dammisioner of Reg. No. Col.
		S. COIL-GARAGE AND SHOULD BE SHOULD
		Institute of Valuers Registraction NoIV-A-13713 Council of Architecture Reg. NoC A/1997/22021
		NoLA/1997/22021
		Cannad with OKEN
		E SCONDON WITH AIL



44		
14.	Comment on transferability of the property ownership,	CAN BE TRANSFERRED THROUGH
	ownership, addisignability of the property	CAN BE TRANSFERRED DEED
15.	Comment on oviet	
	charges/encumbers	NO
	any aniorances on the property if	7 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
16.	Comment on whether the owners of the	NO SUCH RECORDS MADE AVAILABLE
		NO SUCH RECORDS 1472
	(personal/corporate) as the case may be	
17.	Building plan sanction, illegal constructions if	APPROVED MAP AVAILABLE
	Larry dolle Willfold Dian canction violations	AFFROVED
18.	Any other aspect	NO
<u>V</u>	Economic aspects	
1.	Details of ground rent payable,	OWNER OCCUPIED
2.	Details of monthly rents being received if	OWNER OCCUPIED
	any,	
3.	Taxes and other outgoings, /	NO INFORMATION MADE AVAILABLE
4.	Property insurance,	NO INFORMATION MADE AVAILABLE
5.		NO INFORMATION MADE AVAILABLE
6.	Monthly maintenance charges,	NO INFORMATION MADE AVAILABLE
7.	Security charges, etc	NO INFORMATION MADE AVAILABLE
	Any other aspect	NO INFORMATION MADE
<u>VI</u> 1.	Socio-cultural aspects	
1.	Description of the location of property in	FREE HOLD
	terms of the social structure of the area,	INDUSTRIAL AREA
	population, social stratification, regional	INDUSTRIAL ARCEI
	origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	
1/11	Functional and Utilitarian Aspects	
VII	Description of the functionality and utility of	
	the assets in terms of :	A COLUMN A C
	1. Space allocation,	NO SPECIFIC SPACE ALLOCATED
	2 Storage spaces.	NO SUCH STORAGE SPACE AVAILABLE
	Utility of spaces provided within the	NO
	building,	NO
	4. Any other aspect	
VIII	Infrastructure Availability	
	A)Description of aqua infrastructure	,
	availability in terms of	AVAILABLE
	1. Water supply	AVAILABLE
	2. Sewerage/sanitation	AVAILABLE
	3. Storm water drainage	
	B)Description of other physical intrastructure	ΝΟΤ ΔΥΔΙΙ ΔΡΙ Ε
	B)Description of other physical infrastructure facilities viz.	NOT AVAILABLE
	B)Description of other physical infrastructure facilities viz.     Solid waste management     Flastricity	AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Reads & Public transportation connectivity	AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby	AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby	AVAILABLE AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby  C)Social infrastructure in terms of  1. Schools	AVAILABLE AVAILABLE AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby  C)Social infrastructure in terms of  1. Schools  2. Modical facilities	AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby  C)Social infrastructure in terms of  1. Schools  2. Medical facilities  3. Recreation facilities in terms of parks and	AVAILABLE AVAILABLE AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby  C)Social infrastructure in terms of  1. Schools  2. Modical facilities	AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE
	B)Description of other physical infrastructure facilities viz.  1. Solid waste management  2. Electricity  3. Roads & Public transportation connectivity  4. Availability of other public utilities nearby  C)Social infrastructure in terms of  1. Schools  2. Medical facilities  3. Recreation facilities in terms of parks and	AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE

<u>K</u>	Marketability	
	Analysis of the made to	
	Analysis of the market for the property in terms of	
	1. Locational attributes	SATISFACTORY
Į	2. Scarcity	NO _
- 1	3. Demand and supply of the kind of subject property.	SATISFACTORY
1	property.	SATISFACTO
	4. Comparable sale prices in the legality	NORMAL
X	Engineering and Technology Aspects	TIPE
1.	Type of construction,	RCC FRAME & M.S STRUCTURE
2.	Materials and technology used,	DCC EDAME & W.S STA
3.	Specifications,	NOT AVAILABLE
4.		NO
	Maintenance issues	UNDER CONSTRUCTION
5.	Age of the building	UNDER CONSTRUCTION
6.	Total life of the building,	UNDER CONSTRUCTION
7.	Extent of deterioration,	YES
8.	Structural safety	N.A.
9.	Protection against natural disasters viz.	Idity
	earthquakes,	NO
10.	Visible damage in the building if any,	UNDER CONSTRUCTION
11.	Common facilities viz. lift, water pump, lights,	
	security systems, etc.,	UNDER CONSTRUCTION
12.	System of air-conditioning,	UNDER CONSTRUCTION
13.	Provision for firefighting,	01,222
	Copies of plans and elevations of the	
	building to be included.  Environmental Factors	
XI	Use of environment friendly building	NO
1.	materials, Green building techniques if any,	270
2.	Provision for rain water harvesting,	NO
3.	the of color booting and lighting systems,	NO
3.	-to Droconce of environmental polition in	
	the vicinity of the property in terms of	
	industries heavy traffic, etc.	
XII	Architectural and aesthetic quality	
1.	Describing account on whether the panama	UNDER CONSTRUCTION
	is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if	OND DAY COMMITTED STEELS
	applicable, presence of landscape elements,	
	loto	
XII	In case of valuation of industrial property	
-	1) Provimity to residential areas	APPROX. 1.5-2 Kms.
	Availability of public transport facilities	AVAILABLE
1		
		•
		AR. MUDIT GOEL
1		(B. Arch., M.C.A., F.I.V)
		Govt. Registered Valuar Chief Commissione
		Reg. No. CCIT-GZWATOW VALUE
		IDSUMINE OF VOLUME D
	•	Council of Architecture Reg. NoIV-A-1

XIV	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.  A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	PROPERTY VALUATION: THE MARKET RATE OF THE LAND LOCALITY IS ABOUT RS. 45,00,00 ACRE. IT IS ADOPTED FOR THE VALUATION OF THE LAND VALU LAND:- = 32.86 X 45,00,000.00 = RS. 14,78,70,000.00 SAY = RS. 14,78,70,000.00
*^		-the the land faids obtained by

N:-ND IN THE 000.00 PER UE OF

\*Observation:- As per the market survey of the locality the land rates obtained by us from the nearby people and the nearby people and the property dealers the rates varies from RS.42,00,000-RS.46,00,000.00 PER ACRE ACRE.

### Details of valuation

## VALUATION OF EXIS. CONSTRUCTION WORK ON -:

SQ. MT. TOTAL EXISTING COVD, AREA RCC. SLAB OF BLOCK-1 = 526.13 A)

ADOPT A CONSTRUCTIONAL RATE OF RS. 11000.00 PER SQ. MT.

# = 526.13 X 11000.00 = RS, 57,87,430.00

SO. MT. TOTAL EXISTING COVD. AREA RCC. SLAB.OF BLOCK-2 = 343.06 B)

ADOPT A CONSTRUCTIONAL RATE OF RS. 11000.00 PER SQ. MT.

 $= 343.06 \times 11000/- = RS, 37, 73, 660.00$ 

TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-3(GROUND FLOOR) = 196.97 SQ. MT. C)

ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.

## = 196.97 X 10000/- = RS. 19.69.700.00

TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-3(FIRST FLOOR) = 196.97 SQ. MT. D)

= UNDER CONSTRUCTION ADOPT A CONSTRUCTIONAL RATE OF RS.

TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-4 = 137.59 E)

ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.

= 137.59 X 10000/- = RS. 13,75,900.00

TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-5 = 3000.00 SQ. MT. F)

ADOPT A CONSTRUCTIONAL RATE OF RS. 4500/- PER SQ. MT.

= 3000.00 X 4500/- = RS. 1.35.00.000.00



- TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-6 = 480.15 G) SQ. MT. ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.
  - = 480.15 X 10000/- = RS. 48,01,500.00
- TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(GROUND FLOOR) = 3700.00 SQ. MT. H) ADOPT A CONSTRUCTIONAL RATE OF RS. 4500/- PER SQ. MT.
  - = 3700.00 X 4500/- = RS.1.66.50.000.00
- TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(FIRST FLOOR) = 3700.00 SQ. MT. I) ADOPT A CONSTRUCTIONAL RATE OF RS. 4000/- PER SQ. MT.
  - = 3700.00 X 4000/- = RS. 1,48,00,000.00
- TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(SECOND FLOOR) = 3700.00 SQ. MT. I) ADOPT A CONSTRUCTIONAL RATE OF RS. 4000/- PER SQ. MT.
  - = 3700.00 X 4000/- = RS. 1,48,00,000.00
- TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-8(GROUND FLOOR) = 1508.24 SQ. MT. K) ADOPT A CONSTRUCTIONAL RATE OF RS. 3000/- PER SQ. MT.
  - = 1508.24 X 3000/- = RS. 45,24,720.00
- TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-8(FIRST FLOOR) = 1508.24 SQ. MT. L) ADOPT A CONSTRUCTIONAL RATE OF RS. 2500/- PER SQ. MT.
  - = 1508.24 X 2500/- = RS. 37,70,600.00
- TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-9 = 1027.00 SQ. MT. M) ADOPT A CONSTRUCTIONAL RATE OF RS.\_\_\_\_\_= UNDER CONSTRUCTION
- TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-10 = 245.04 SQ. MT. N) ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.

= 245.04 X 10000/- = RS. 24.50.400.00

SO TOTAL VALUATION OF EXISTING CONSTRUCTION COMES TO = RS. 8.82.03.910.00 ONLY. = SAY RS. 8.82.04.000.00 ONLY.

SO THE TOTAL MARKET VALUE OF THE PROPERTY COMES OUT TO BE = RS.23.60.74.000.00

AR, MUDIT GOEL (B. Arch., M.C. Govt. Registered Valuer Chy Income Tax G Institute of Valuers Registraction 70.-IV-A-13713 Council of Architecture Reg. No.-C A/1997/22021 As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs. 23,60,74,000.00 (Runees TAICHER) and condition with aforesaid specifications is Rs. 23,60,74,000.00 (Rupees TWENTY THREE CRORE SIXTY LACS SEVENTY FOUR THOUSAND ONLY). (Prevailing THREE CRORE SIXTY LACS of at least two THOUSAND ONLY). (Prevailing market rate along with details /reference of at least two latest deals/transactions with market rate along with details /reference. The reference latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of pro should be of properties/plots of similar size/area and same use as the land being valued).

The other details are as under The other details are as under:

i. Date of purchase of immovable property: ii. Purchase Price of immovable property:

iii. Book value of immovable property:

iv. Realizable Value of immovable property(85%):

v. Distress Sale Value of immovable property(75%):

vi. Guideline Value (LAND) (value as per Circle Rates), if applicable, in the area where Immovable property is situated.

AS PER SALE DEEDS AS PER SALE DEEDS Not Made Available RS. 20,06,62,900.00

RS. 17,70,55,500.00

AS PER SALE DEEDS

Place: GHAZIABAD Date: 31-12-2021

(B. Arch., M.C.A., Fil.V)

(B. Arch., M.C.A., Fil.V)

Govt. Registered Value Chief Commissions in the Commissions in the Chief Commission in the Ch

Council Sagning Reg. No.-CA/1997/22021

(Name and Official seal of the Approved Valuer)

#### Encl:

ATTACHED 1. Declaration from the valuer ATTACHED 2. Model code of conduct for valuer **ATTACHED** 3. Photograph of owner with the property in the background

4. Screen shot (in hard copy) of Global Positioning System(GPS)/

Various Applications (Apps)/Internet sites (eg Google earth)/etc

5. Layout plan of the area in which the property is located

6. Building plan 7. Floor plan

8. Any other relevant documents/extracts

**ATTACHED** NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NO





EXISTING VIEW OF PROPERTY OWNED BY :- M/S. WAVE BEVERAGES PVT. LTD. THROUGH IT'S DIRECTOR SH. GURDEEP SINGH, SITE SITUATED AT H.B. NO. 298, VILLAGE SAHPUR, TEHSIL-DINANAGAR, GURDASPUR, PUNJAB.

