

**Appendix-I****FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES**

S. No.	Particulars	CONTENT
I.	Introduction	AR. MUDIT GOEL
1.	Name of Valuer	29 / 12 / 2021.
2.	Date of inspection	THROUGH DIFFERENT SALE DEEDS
	Title deed number and date	31 / 12 / 2021.
	Date of Valuation	TO ACCESS THE FAIR MARKET VALUE
3.	Purpose of Valuation	TO SECURE LOAN FROM PUNJAB
		NATIONAL BANK, LARGE CORPORATE
		BRANCH, SECTOR-63, NOIDA(U.P).
		M/S. WAVE BEVERAGES PVT.LTD.
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	THROUGH IT'S DIRECTOR:- SH. GURDEEP SINGH (COMPANY OWNERSHIP)
5.	Name of Bank/Fl as applicable	PUNJAB NATIONAL BANK
6.	Name of Developer of the Property (in case of developer built properties)	N.A
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	OWNER OCCUPIED.
II.	Physical Characteristics of the Asset	
1.	Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka Mandal / District	M/S. WAVE BEVERAGES PVT. LTD. H.B. NO. 298, VILLAGE SAHPUR, TEHSIL-DINANAGAR, GURDASPUR, PUNJAB.
2.	Municipal Ward No.	N.A.
3.	City / Town	PUNJAB
	Residential Area/ Commercial Area/ Industrial Area	AGRICULTURAL AREA & INDUSTRIAL AREA
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	MIDDLE/ RURAL
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	H.U.D
6.	Postal address of the property	SAME AS MUDIT GOEL

(B. Arch., M.C.A., F.I.V)
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Institute of Valuers Registration No. IV-A-13713
Council of Architecture Reg. No. CA/97/22021

7.	Latitude, Longitude and Coordinates of the site	GOOGLE MAP ATTACHED.	
8.	Area of the plot/land (supported by a plan)	LAND AREA - 32.86 ACRES	
9.	Layout plan of the area in which the property is located	AVAILABLE	
10.	Development of surrounding areas	MIXE AREAS	
11.	Details of Roads abutting the property	BITUMEN TAR COAL ONE SIDE OPEN (20.00 FT. Wide Road)	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N.A.	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated.	N.A.	
14.	Boundaries of the property	A	B
		AS PER DEED	ACTUALS
	North	20'-00" WIDE ROAD	
	South	OTHERS AGRICULTURE LAND	
	East	OTHERS AGRICULTURE LAND	
	West	OTHERS AGRICULTURE LAND	
	Extent of the site considered for valuation (least of 14 A & 14 B)	32.86 ACRES	
15.	Description of Adjoining properties		
	North	AS PER SITE	
	South	AS PER SITE	
	East	AS PER SITE	
	West	AS PER SITE	
16.	Survey no. if any	N.A.	
17.	Type of Building (Residential/ Commercial/ Industrial)	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	IT'S A INDUSTRIAL BUILDING HAVING UNFINISHED STRUCTURE BUILT OVER IT. AREA IS AS PER THE VALUATION DONE.	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	32.86 ACRES	
20.	Any other aspect	NO	
III.	Town Planning Parameters		
1.	Master plan provisions related to the property in terms of land use	FOR INDUSTRIAL USE	
2.	Date of issue and validity of layout of approved map / plan	APPROVED MAP AVAILABLE	
3.	Approved map / plan issuing authority	APPROVED MAP AVAILABLE	
4.	Whether genuineness or authenticity of approved map / plan is verified	APPROVED MAP AVAILABLE	

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5.	Any other comments by our empanelled valuers on authentic of approved plan	NO
6.	Planning area/zone	LIES IN NEW AREA OF THE CITY
7.	Development controls	H.U.D
8.	Zoning regulations	H.U.D
9.	FAR/FSI permitted and consumed	F.A.R. CONSUMED:- 0.5942
10.	Ground coverage	NOT AVAILABLE
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	NO
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	INDUSTRIAL LAND
13.	Comment on unauthorized constructions if any	NO
14.	Comment on demolition proceedings if any	NO
15.	Comment on compounding/ regularization proceedings	NO
16.	Comment on whether OC has been issued or not	NOT KNOWN
17.	Any other aspect	NO
IV.	Legal Aspects	
1.	Ownership documents,	AVAILABLE
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	<u>M/S. WAVE BEVERAGES PVT.LTD.</u> THROUGH IT'S DIRECTOR:- SH. GURDEEP SINGH (COMPANY OWNERSHIP)
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	OWNER OCCUPIED
4.	Comment on whether the IP is independently accessible?	YES
5.	Title verification	AVAILABLE,
6.	Details of leases if any,	<u>M/S. WAVE BEVERAGES PVT.LTD.</u> THROUGH IT'S DIRECTOR:- SH. GURDEEP SINGH
7.	Ordinary status of freehold or leasehold including restriction on transfer,	FREE HOLD
8.	Agreements of easements if any,	NO EASEMENTS
9.	Notification for acquisition if any,	NO ACQUISITION
10.	Notification for road widening if any,	NO
11.	Possibility of frequent flooding / sub-merging	NO
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	NO
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	NO

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14.	Comment on transferability of the property ownership,	CAN BE TRANSFERRED THROUGH DEED
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	NO
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	NO SUCH RECORDS MADE AVAILABLE
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	APPROVED MAP AVAILABLE
18.	Any other aspect	NO
V	Economic aspects	
1.	Details of ground rent payable,	OWNER OCCUPIED
2.	Details of monthly rents being received if any,	OWNER OCCUPIED
3.	Taxes and other outgoings,	NO INFORMATION MADE AVAILABLE
4.	Property insurance,	NO INFORMATION MADE AVAILABLE
5.	Monthly maintenance charges,	NO INFORMATION MADE AVAILABLE
6.	Security charges, etc	NO INFORMATION MADE AVAILABLE
7.	Any other aspect	NO INFORMATION MADE AVAILABLE
VI	Socio-cultural aspects	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	FREE HOLD INDUSTRIAL AREA
VII	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	NO SPECIFIC SPACE ALLOCATED NO SUCH STORAGE SPACE AVAILABLE NO NO
VIII	Infrastructure Availability	
	A)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage 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 open spaces.	AVAILABLE AVAILABLE AVAILABLE NOT AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE AK. MUDIT GOEL (B. Arch., M.C.A./F.I.V) Govt. Registered Valuer & Chartered Accountant



IX	Marketability	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	SATISFACTORY NO SATISFACTORY NORMAL
X	Engineering and Technology Aspects	
1.	Type of construction,	RCC FRAME & M.S STRUCTURE
2.	Materials and technology used,	RCC FRAME & M.S STRUCTURE
3.	Specifications,	NOT AVAILABLE
4.	Maintenance issues	NO
5.	Age of the building	UNDER CONSTRUCTION
6.	Total life of the building,	UNDER CONSTRUCTION
7.	Extent of deterioration,	UNDER CONSTRUCTION
8.	Structural safety	YES
9.	Protection against natural disasters viz. earthquakes,	N.A.
10.	Visible damage in the building if any,	NO
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	UNDER CONSTRUCTION
12.	System of air-conditioning,	UNDER CONSTRUCTION
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	UNDER CONSTRUCTION
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	NO
2.	Provision for rain water harvesting,	NO
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	NO
XII	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	UNDER CONSTRUCTION
XIII	In case of valuation of industrial property	
	1) Proximity to residential areas 2) Availability of public transport facilities	APPROX. 1.5-2 Kms. AVAILABLE

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XIV	Valuation
1.	<p>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.</p> <p>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.</p> <div style="float: right; border: 1px solid black; padding: 5px; width: 40%;"> <p align="center">PROPERTY VALUATION:-</p> <p>THE MARKET RATE OF THE LAND IN THE LOCALITY IS ABOUT RS. 45,00,000.00 PER ACRE. IT IS ADOPTED FOR THE VALUATION OF THE LAND VALUE OF LAND:-</p> <p>= 32.86 X 45,00,000.00</p> <p>= RS. 14,78,70,000.00</p> <p>SAY = RS. 14,78,70,000.00</p> </div>

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

Details of valuation

VALUATION OF EXIS. CONSTRUCTION WORK ON -:

- A) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-1 = 526.13 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. 11000.00 PER SQ. MT.
= 526.13 X 11000.00 = RS. 57,87,430.00
- B) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-2 = 343.06 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. 11000.00 PER SQ. MT.
= 343.06 X 11000/- = RS. 37,73,660.00
- C) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-3(GROUND FLOOR) = 196.97 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.
= 196.97 X 10000/- = RS. 19,69,700.00
- D) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-3(FIRST FLOOR) = 196.97 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. _____ = UNDER CONSTRUCTION
- E) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-4 = 137.59 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. 10000/- PER SQ. MT.
= 137.59 X 10000/- = RS. 13,75,900.00
- F) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-5 = 3000.00 SQ. MT.
ADOPT A CONSTRUCTIONAL RATE OF RS. 4500/- PER SQ. MT.
= 3000.00 X 4500/- = RS. 1,35,00,000.00

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G) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-6 = 480.15 SQ. MT.

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

$$= 480.15 \times 10000/- = \text{RS. } 48,01,500.00$$

H) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(GROUND FLOOR) = 3700.00 SQ. MT.

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

$$= 3700.00 \times 4500/- = \text{RS. } 1,66,50,000.00$$

I) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(FIRST FLOOR) = 3700.00 SQ. MT.

ADOPT A CONSTRUCTIONAL RATE OF RS. 4000/- PER SQ. MT.

$$= 3700.00 \times 4000/- = \text{RS. } 1,48,00,000.00$$

J) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-7(SECOND FLOOR) = 3700.00 SQ. MT.

ADOPT A CONSTRUCTIONAL RATE OF RS. 4000/- PER SQ. MT.

$$= 3700.00 \times 4000/- = \text{RS. } 1,48,00,000.00$$

K) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-8(GROUND FLOOR) = 1508.24 SQ. MT.

ADOPT A CONSTRUCTIONAL RATE OF RS. 3000/- PER SQ. MT.

$$= 1508.24 \times 3000/- = \text{RS. } 45,24,720.00$$

L) TOTAL EXISTING COVD. AREA IN M.S STRUCTURE OF BLOCK-8(FIRST FLOOR) = 1508.24 SQ. MT.

ADOPT A CONSTRUCTIONAL RATE OF RS. 2500/- PER SQ. MT.

$$= 1508.24 \times 2500/- = \text{RS. } 37,70,600.00$$

M) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-9 = 1027.00 SQ. MT.

ADOPT A CONSTRUCTIONAL RATE OF RS. _____ = UNDER CONSTRUCTION

N) TOTAL EXISTING COVD. AREA RCC. SLAB OF BLOCK-10 = 245.04 SQ. MT.

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

$$= 245.04 \times 10000/- = \text{RS. } 24,50,400.00$$

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

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 23,60,74,000.00 (Rupees TWENTY THREE CRORE SIXTY LACS SEVENTY FOUR THOUSAND ONLY)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- | | |
|--|---------------------|
| i. Date of purchase of immovable property: | AS PER SALE DEEDS |
| ii. Purchase Price of immovable property: | AS PER SALE DEEDS |
| iii. Book value of immovable property: | Not Made Available |
| iv. Realizable Value of immovable property(85%): | RS. 20,06,62,900.00 |
| v. Distress Sale Value of immovable property(75%): | RS. 17,70,55,500.00 |
| vi. Guideline Value (LAND) (value as per Circle Rates), if applicable, in the area where Immovable property is situated. | AS PER SALE DEEDS |

Place: GHAZIABAD

Date: 31-12-2021

A.R. MUDIT GOEL
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Signature

(Name and Official seal of the Approved Valuer)

Encl:

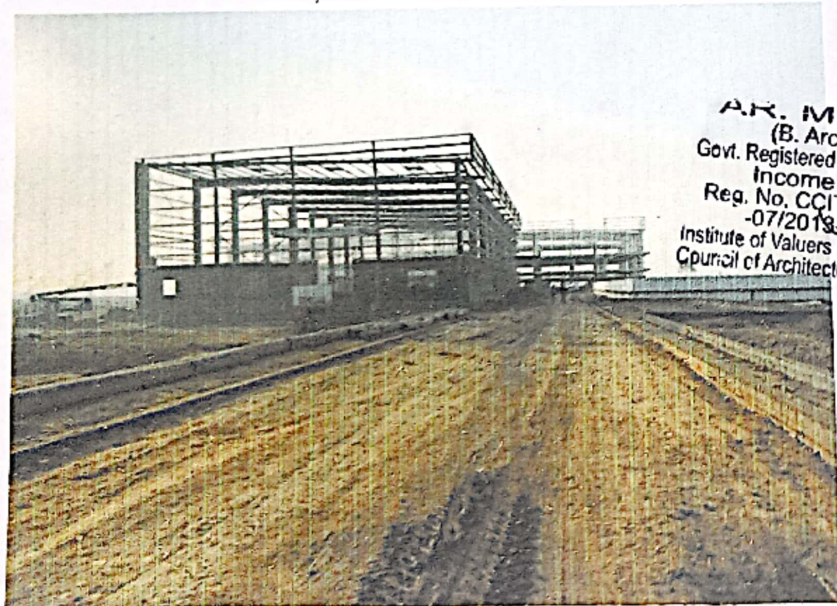
1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photograph of owner with the property in the background
4. Screen shot (in hard copy) of Global Positioning System(GPS)/ Various Applications (Apps)/Internet sites (eg Google earth)/etc
5. Layout plan of the area in which the property is located
6. Building plan
7. Floor plan
8. Any other relevant documents/extracts

ATTACHED
ATTACHED
ATTACHED

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,
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