



MOHAN & ASSOCIATES

Architects, Engineers, Govt. Approved Valuers, L.I.C. & Bank Panel Valuers
(Approved by Ministry of Finance, Central Board of Direct Taxes, Deptt. of Revenue & Insurance, Govt. of India)
Regn. No. KNP-156/97 Cat-1 GSTIN No. 07AATPM1631Q1Z2

DEVENDRA MOHAN

B. Arch., A.I.I.A., F.I.V.
Regn. No. CA/85/9517

• 202, Padma Tower - II
Rajendra Palace
New Delhi - 110008

PUNJAB NATIONAL BANK B.O.: MCC HARIDWAR, UTTRAKHAND

Appendix-I

FORMAT OF VALUATION REPORT (FOR ALL IMMOVABLE PROPERTIES)

(OUR OPINION)

REF# PNB/NA/585/JD030

Name & Address Registered Valuer:

DEVENDRA MOHAN

M/s Mohan & Associates

**B.O. 202, Padma Tower-II,
Rajendra Palace, New Delhi – 110008**

Mobile No.09837792603

H.O. J.D. House, Near Kastoori Home Shoppe (P) Ltd.

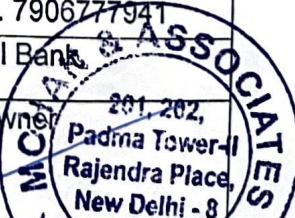
Garh road, Meerut (U.P.) India

Mobile No.09837020205

Registration No.

KNP-156/97 Cat-1

S.No.	Chapter	Content	
I.	Introduction	1. Name of Valuer	Ar. Devendra Mohan Mohan & Associates
		2. a. Date of Inspection	18.06.2024
		b. Title Deed Date and Number	Sale deed dt.05.07.2022,No. 7748
		c. Date on which the Valuation is made	19.06.2024
		3. Purpose of Valuation	On the request of Chief Manager of Punjab National Bank, MCC Haridwar, Utrkhand to carry out the valuation for the assessment of present fair market value of immovable property for bank loan purpose. (Fresh Case)
		4. Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/s Patanjali Agro India Private Limited Through its Authorized Signatory Mr. Pankaj Vijayvergi S/o Mr. S.M. Vijayvergi
		Contact Person	Mr. Anuj Dhyani - Mob. 7906777941
		5.Name of Bank/HFI as applicable	Punjab National Bank & ASS
		6. Name of Developer of the Property (in case of developer-built properties)	Details with owner 201 202, Padma Tower- Rajendra Place New Delhi - 8



		7. Whether occupied by the owner /tenant? If occupied by tenant, since how long?	Basement, Second & Third Floor Owner Occupied, Ground & First Floor Tenant Occupied M/s KIKI Foods LLP (Mardi Gras) from 26.04.2023
II.	Physical Characteristics of the Asset		
1	Location of the property in the city	As Below:	
	a. Plot No./Survey No.	Commercial Property Bearing Plot No. 231, Near SDMC Office, Sector-9, Dwarka, New Delhi.	
	b. Door No.		
	c. T.S.No./Village		
	d. Ward/Taluka		
	e. Mandal/District		
2	Municipal Ward No.		
3	City/Town	City	
	Residential Area/ Commercial Area/ Industrial Area	Commercial Area	
4	Classification of the area		
	High / Middle / Poor	Middle	
	Urban / Semi Urban / Rural	Urban	
5	Coming under Corporation limit/ Village Panchayat/Municipality	Coming under Corporation limit	
6	Postal address of the property	As Above	
7	Latitude, Longitude and Coordinates of the site	Latitude : 28.574493 N Longitude : 77.067053 E	
8	Area of the plot/land (Supported by a plan)	Land area 540.00 Sq.mt. = 645.84 Sq.yd. (As per sale deed dt.05.07.2022,No. 7748)	
9	Layout plan of the layout in which the property is located	Map Sanctioned by Delhi Development Authority vide No. F13(252)08/bldg. dt.02.04.2009	
10	Development of surrounding areas	Developed	
11	Details of Roads abutting the property	Two side Road 60.0 Mt. wide in East direction & 12.0 Mt. wide in West direction	
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Presently no public domain observed at site	
13	In case it is an agricultural land, any conversion to house site plots is contemplated	Commercial Building	



14	Boundaries / Dimension of the property															
	<table border="1"> <thead> <tr> <th></th> <th>As Per Sale Deed Dt.05.07.2022, No. 7748</th> <th>Actual (As Per Site)</th> </tr> </thead> <tbody> <tr> <td>East</td> <td rowspan="4">Not mentioned in sale deed</td> <td>18.00 Mt.</td> </tr> <tr> <td>West</td> <td>18.00 Mt.</td> </tr> <tr> <td>North</td> <td>30.00 Mt.</td> </tr> <tr> <td>South</td> <td>30.00 Mt.</td> </tr> </tbody> </table>		As Per Sale Deed Dt.05.07.2022, No. 7748	Actual (As Per Site)	East	Not mentioned in sale deed	18.00 Mt.	West	18.00 Mt.	North	30.00 Mt.	South	30.00 Mt.			
	As Per Sale Deed Dt.05.07.2022, No. 7748	Actual (As Per Site)														
East	Not mentioned in sale deed	18.00 Mt.														
West		18.00 Mt.														
North		30.00 Mt.														
South		30.00 Mt.														
	Extent of the site considered for valuation (least of 14A & 14B)	540.00 Sq.mt. = 645.84 Sq.yd.														
15	Description of Adjoining properties	As below:														
	<table border="1"> <thead> <tr> <th></th> <th>As Per Sale Deed Dt.05.07.2022, No. 7748</th> <th>Actual (As Per Site)</th> </tr> </thead> <tbody> <tr> <td>East</td> <td>Road</td> <td>Road 60.0 Mt. wide</td> </tr> <tr> <td>West</td> <td>Road</td> <td>Road 12.0 Mt. wide</td> </tr> <tr> <td>North</td> <td>Plot No. 230</td> <td>Property No. 230</td> </tr> <tr> <td>South</td> <td>Plot No. 232</td> <td>Property No. 232 (Singla's Sweets Bakery)</td> </tr> </tbody> </table>		As Per Sale Deed Dt.05.07.2022, No. 7748	Actual (As Per Site)	East	Road	Road 60.0 Mt. wide	West	Road	Road 12.0 Mt. wide	North	Plot No. 230	Property No. 230	South	Plot No. 232	Property No. 232 (Singla's Sweets Bakery)
	As Per Sale Deed Dt.05.07.2022, No. 7748	Actual (As Per Site)														
East	Road	Road 60.0 Mt. wide														
West	Road	Road 12.0 Mt. wide														
North	Plot No. 230	Property No. 230														
South	Plot No. 232	Property No. 232 (Singla's Sweets Bakery)														
16	Survey no. if any	Bearing Property No. 231														
17	Type of Building (Residential/ Commercial/ Industrial)	Commercial Building														
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.	As below:														

S. NO.	PARTICULARS	ROOF	HEIGHT	AGE OF BUILDING	COVERED AREA IN (SQ.MT.) (ACTUAL)
1	Basement	RCC	11'-0"	About 15 years old	216.00
2	Ground Floor	RCC	13'-0"		171.00
3	Ground Floor	MS Section	13'-0"		81.00
4	First Floor	RCC	12'-0"		159.30
5	Second Floor	RCC	11'-0"		159.30
6	Third Floor	RCC	11'-0"		29.34
7	Third Floor	PUF Panel	13'-0"		129.96
8	Terrace/Mumty	RCC	8'-0"		29.06
				TOTAL	974.96



BROAD SPECIFICATIONS

<u>DESCRIPTION</u>	<u>BASEMENT</u>	<u>GROUND & FIRST FLOOR</u>	<u>SECOND FLOOR</u>	<u>THIRD FLOOR</u>
Foundation	Raft Footing Foundation with Isolated column			
Brick work	1 st class Brick masonry	1 st class Brick masonry	1 st class Brick masonry	1 st class Brick masonry
Joinery	Wood frame with flush door and glass door, window with glazing	Wood frame with flush door and glass door, window with glazing	Wood frame with flush door and glass door, window with glazing	Wood frame with flush door and glass door, window with glazing
Roof	RCC Slab with false ceiling	RCC Slab with false ceiling	RCC Slab with false ceiling	PUF Panel Sheet with MS structure and false ceiling
Flooring	Tiles/Granite Stone	Mosaic/Granite /Kota Stone	Tiles/Fabric/ Granite Stone	Tiles/Fabric/ Granite Stone
Plastering	Cement plaster	Cement plaster	Cement plaster	Cement plaster
Partition	Gypsum partition	Gypsum partition	Gypsum partition	Gypsum partition
Electrical installation	Concealed	Concealed	Concealed	Concealed
Plumbing	Installed	Installed	Installed	Installed

19	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	As below:
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S. NO.	PARTICULARS	PLINTH / COVERED AREA IN (SQ.MT.)	CARPET AREA IN (SQ.MT.)	SALEABLE AREA IN (SQ.MT.)
1	Basement	216.00	172.80	216.00
2	Ground Floor	171.00	136.80	171.00
3	Ground Floor	81.00	64.80	81.00
4	First Floor	159.30	127.44	159.30
5	Second Floor	159.30	127.44	159.30
6	Third Floor	29.34	23.47	29.34
7	Third Floor	129.96	103.97	129.96
8	Terrace	29.06	23.25	29.06
	TOTAL	974.96	779.97	974.96

20	Any other aspect.	NIL
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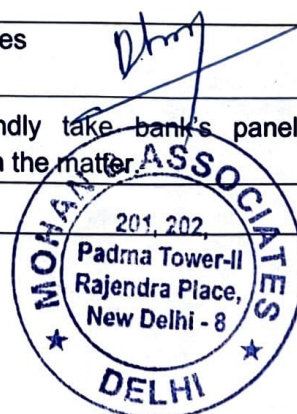
III. Town Planning Parameters

1	Master plan provisions related to the property in terms of land use	Commercial Use
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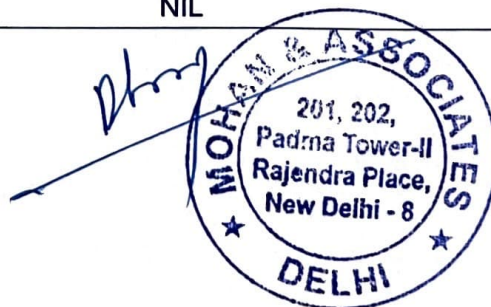


2	Date of issue and validity of layout of approved map/plan	Date of issue : 02.04.2009 Vide : F 13(252)08/bldg. dt.02.04.2009
3	Approved map/plan issuing authority	Delhi Development Authority
4	Whether genuineness or authenticity of approved map/plan is verified	Same as above
5	Any other comments by our empanelled valuers on authentic of approved plan	Same as above
6	Planning area/zone,	Delhi Development Authority
7	Development controls	
8	Zoning regulations,	
9	FAR/FSI permitted and consumed,	Permissible: 100.00% Consumed: 140.54%
10	Ground coverage,	Permissible: 30.00% Consumed: 46.66%
11	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	As per sanctioned map
12	Comment on surrounding land uses and adjoining properties in terms of usage.	This Commercial building situated at 60.0 Mt. wide main sector road, Near SDMC Office, Sector-9, Dwarka, New Delhi. The surrounded area of this site is totally commercial and well developed.
13	Comment on unauthorized constructions if any	Extra construction more than sanctioned map not considered in valuation
14	Comment on demolition proceedings if any	No
15	Comment on compounding/ regularization proceedings	Sanctioned map enclosed
16	Comment on whether OC has been issued or not	Details with owner
17	Any other aspect	NIL

IV.	Legal Aspects	
1	Ownership documents,	Sale deed dt.05.07.2022, No. 7748
2	Names of Owner/s (In case of Joint or Co-ownership, Whether the shares are undivided or not?)	M/s Patanjali Agro India Private Limited Through its Authorized Signatory Mr. Pankaj Vijay Vergi S/o Mr. S.M. Vijay Vergi
3	Comment on dispute/issues of landlord with tenant/ statutory body/any other agencies, if any in regard to immovable property.	No
4	Comment on whether the IP is independently accessible?	Yes
5	Title verification,	Bank is requested kindly take bank's panel advocate legal opinion in the matter
6	Details of leases if any,	



7	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8	Agreements of easements if any,	No
9	Notification for acquisition if any,	No
10	Notification for road widening if any,	Presently no public domain observed at site
11	Possibility of frequent flooding / sub-merging	NIL
12	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or 30 applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Presently no public domain observed at site.
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.	Details to be submitted by owner to bank (If applicable)
14	Comment on transferability of the property ownership,	Bank is requested kindly take bank's panel advocate legal opinion in the matter.
15	Comment on existing mortgages/ charges/ encumbrances on the property if any	
16	Comment on whether the owners of the property have issued any guarantee (personal/ corporate) as the case may be	
17	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Map Sanctioned by Delhi Development Authority vide No. F13(252)08/bldg. dt.02.04.2009
18	Any other aspect.	NIL
V. Economic aspects		
1	Details of ground rent payable	No
2	Details of monthly rents being received if any,	Ground Floor & First Floor Rent Rs.8,00,000/- per month from 26.04.2023 to 25.04.2026
3	Taxes and other outgoings,	Details are available with owner
4	Property insurance,	Details are available with owner
5	Monthly maintenance charges,	Details are available with owner
6	Security charges, etc.	Details are available with owner
7	Any other aspect	NIL



VI.	Socio-cultural aspects	Descriptive account of the location of the 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.	This Commercial building situated at 60.0 Mt. wide main sector road, Near SDMC Office, Sector-9, Dwarka, New Delhi. The surrounded area of this site is totally commercial and well developed.
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VII	Functional and Utilitarian Aspects
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*	Description of the functionality and utility of the assets in terms of :	As below
1	Space allocation,	
2	Storage spaces,	
3	Utility of spaces provided within the building,	

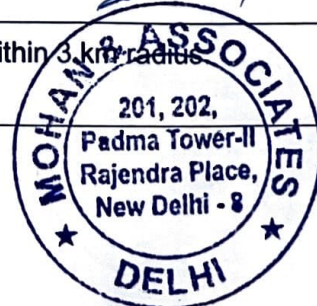
BUILDING ACCOMMODATION WORKING SHED

<u>DETAILS</u>	<u>BASEMENT (IN NOS.)</u>	<u>GROUND & FIRST FLOOR (IN NOS.)</u>	<u>SECOND FLOOR (IN NOS.)</u>	<u>THIRD FLOOR (IN NOS.)</u>
No. of Cabins	11	NIL	08	06
No. of Hall	01	01	01	01
No. of Staircase	01	04	01	01
No. of Toilet	03	04	03	03
No. of Kitchen	01	01	NIL	NIL

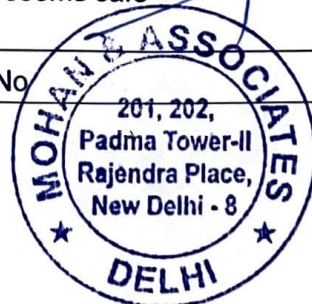
4	Any other aspect	NIL
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VIII	Infrastructure Availability
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a)	Description of aqua infrastructure availability in terms of	As below
1	Water supply,	Available
2	Sewerage/sanitation,	Sewer system
3	Storm water drainage,	Available
b)	Description of other physical infrastructure facilities viz.	As below
1	Solid waste management,	Sewer system
2	Electricity,	Available
3	Roads & Public transportation connectivity,	Available (By surface transport)
4	Availability of other public utilities nearby,	Available within 3 km radius



c)	Social infrastructure in terms of	
1	Schools	Available within 2-3 km radius.
2	Medical facilities,	
3	Recreation facilities in terms of parks and open spaces.	
IX	Marketability	
	Analysis of the market for the property in terms of	As below
1	Locational attributes	This Commercial building situated at 60.0 Mt. wide main sector road, Near SDMC Office, Sector-9, Dwarka, New Delhi. The surrounded area of this site is totally commercial and well developed.
2	Scarcity,	NIL
3	Demand and supply of the kind of subject property.	Yes – Demand & supply conditions are existing
4	Comparable sale prices in the locality.	Market rate of land is based on local enquiry, location, size shape & land use comparable sale price is within $\pm 10\%$ range of Market Value.
X	Engineering and Technology Aspects	
*	Description of engineering and technology aspects to include	As below:
1	Type of construction,	RCC Frame Structure with PUF Panels
2	Materials and technology used,	Raft foundation with Isolated column footing, RCC frame structure RCC column, slab and beam with brick masonry cement mortar plaster, gypsum partition with glass door & window
3	Specifications,	As per page no. 6
4	Maintenance issues,	Maintained
5	Age of the building	About 15 years old
6	Total life of the building,	Residual Life of Building RCC structure About 70 Years MS frame structure About 40 Years (If maintained properly)
7	Extent of deterioration,	Maintained
8	Structural safety	Physically seems safe
9	Protection against natural disasters viz. earthquakes,	
10	Visible damage in the building if any,	No



11	Common facilities viz. lift, water pump, lights, security systems, etc.,	Available	
12	System of air-conditioning,	Available	
13	Provision for fire fighting,	Installed	
*	Copies of plans and elevations of the building to be included.	Map Sanctioned by Delhi Development Authority vide No. F13(252)08/bldg. dt.02.04.2009	
XI	Environmental Factors		
1	Use of environment friendly building materials, Green building techniques if any,	No	
2	Provision for rain water harvesting,		
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.		
XII	Architectural and aesthetic quality	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.	This Commercial building is 15 years old constructed & normal condition.
XIII	Valuation	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>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 judgment 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>	Based on assessment of i) Location, ii) Surroundings, iii) Facilities, iv) Quality of Construction, vi) Quality of material used vii) Accessibility & Survey in adjoining area



COMPUTATION OF VALUATION

VALUE OF LAND: Land area is 540.00 Sq.mt. = 645.84 Sq.yd. (As per sale deed dt.05.07.2022, No. 7748)

GUIDELINE VALUE OF LAND (As per circle rate)

The residential land comes under category "D" is Rs.1,27,680/- per Sq.mt. and multiply factor 3 for commercial use property, therefore rates become Rs.3,83,040/- per Sq.mt., as mention on Table No. 1, page No. 03, Delhi Circle Rates. (Photocopy enclosed)

The land is rated at ₹ 3,83,040/- per Sq.mt. (Circle Rate)

COST OF LAND :	540.00	x	383040.00	206841600.00
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II. MARKET VALUE OF LAND (As per market rate)

Based on location, surroundings, facilities & accessibility & survey in adjoining area and our inquiries mentioned as below:-

We have made the inquiries about the land rates from the local property dealers / Contact persons to arrive at the value of the property and found the rates prevailing between Rs.6,50,000.00 Sq.mt. to 7,00,000.00 per Sq.mt. So, looking to the situation and use of the property, land rates has been taken accordingly.

The land is rated at ₹ 6,60,000.00 per Sq.mt. (Market Rate)

COST OF LAND:	540.00	x	660000.00	356400000.00
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B. COST OF CONSTRUCTION/BUILDING :

S. NO.	PARTICULARS	HEIGHT	ROOF	AGE OF BUILDING	COVERED AREA (SQ.MT.) (ACTUAL AT SITE)	COVERED AREA (SQ.MT.) (AS PER MAP)	ESTIMATED REPLACEMENT RATE PER SQ.MT. (IN RS.)	REPLACEMENT COST IN RS.	DEPRECIATION	NET VALUE (IN RS.)
1	Basement	11'-0"	RCC	About 15 years old	216.00	216.00	14000.00	3024000.00	15.0%	2570400.00
2	Ground Floor	13'-0"	RCC		171.00	162.00	30000.00	4860000.00	15.0%	4131000.00
3	Ground Floor	13'-0"	MS Section		81.00	NIL	NIL	NIL	NIL	NIL
4	First Floor	12'-0"	RCC		159.30	159.30	28000.00	4460400.00	15.0%	3791340.00
5	Second Floor	11'-0"	RCC		159.30	159.30	13000.00	2070900.00	15.0%	1760265.00
6	Third Floor	11'-0"	RCC		29.34	59.35	13000.00	771550.00	15.0%	655817.50
7	Third Floor	13'-0"	PUF Panel		129.96					
8	Terrace	8'-0"	RCC		29.06	29.06	11000.00	319660.00	15.0%	271711.00
							TOTAL RS.			13180533.50

C. COST OF MISCELLANEOUS ITEMS :

S. NO.	PARTICULARS	QTY.	UNIT	DEPRICIATED RATE PER UNIT	AMOUNT
1	Providing Boundary wall (300'-0" Length, 8'-0" Height)	2400.0	Sq.ft.	150.00	360000.00
2	Open Area Development	4068.8	Sq.ft.	150.00	610318.50
3	MS frame gate 1 Nos		L.S.		25000.00
TOTAL RS.					995318.50

Total cost of Construction/building (B+C) = Rs.1,41,75,852.00



VALUE OF THE PROPERTY

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.37,05,76,000.00 (Rs. Thirty Seven Crore Five Lakh Seventy Six 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-No such reliable record available. This valuation is based on local market survey, location and land use). The other details are as under:

S.NO.	PARTICULARS	DETAILS		
1	DATE OF PURCHASE OF IMMOVABLE PROPERTY	Sale deed dt.05.07.2022, No. 7748		
2	PURCHASE PRICE OF IMMOVABLE PROPERTY	Rs.18,16,00,000.00 (As per Sale deed dt.05.07.2022, No. 7748)		
3	VALUE OF PROPERTY	VALUE OF LAND (IN RS.)	COST OF CONSTRUCTION (IN RS.)	TOTAL (IN RS.)
A	FAIR MARKET VALUE OF PROPERTY	356400000.00	14175852.00	370575852.00
		SAY RS.		Rs.37,05,76,000.00
B	REALISABLE VALUE	-15% OF F.M.V.		RS.31,49,90,000.00
C	DISTRESS SALE VALUE	-20% OF F.M.V.		RS.29,64,61,000.00
D	GUIDELINE VALUE OF PROPERTY	206841600.00	14175852.00	221017452.00
		SAY RS.		221018000.00
E	INSURANCE VALUE	SAY RS.		13180000.00

Encl:

1. Declaration from the valuer appendix iv
2. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/ Internet sites (e.g. Google earth)/etc.

