

TO  
The Manager  
State Bank of India  
Branch-SME South Ex  
New Delhi  
Banker's Name: Ms. Renu Ji(CrO)  
Mobile No. 8851042519

From:  
Om Prakash Sharma  
Architect, Govt. Approved Valuer  
2/56, Second Floor, Moti Nagar, New  
Delhi-110015  
Mob: 9354529450, 7982313564  
Email: raman1986.24@rediffmail.com

LOS No:-  
Bank Ref No.  
Ref. GS/MB/22/1155

Date: 28-06-2022

# Valuation Report

of

The property is located at Plot No. 12, Block-B, Sector -9, Noida, Gautam Budh Nagar, U.P.

In the name of Owner: M/s Saluja Consultancy Services Pvt. Ltd. (Through its director Sh. Raj Kumar Saluja).

A/c Name: M/s Saluja consultancy Services Pvt. Ltd.

Om Prakash Sharma

*Received on dt 29/06/2022*  
**M/s. OPS & ASSOCIATES**

ARCHITECT, GOVT. APPROVED VALUERS

## On Panel of

\*Bank of Baroda

\*Bank of India

\*Indian Bank

\*IDBI Bank

\*Canara Bank

\*State Bank of India

\*Punjab National Bank

\*Karnataka Bank

\*Bank of Maharashtra

\*Jain Co-Operative Bank Ltd.

\*Capital Gains (Income Tax.)



**M/s. OPS & ASSOCIATES**ARCHITECT, BUILDERS  
GOVT. APPROVED VALUERSEr. Om Prakash Sharma  
Architect - Lic.No. E-00214  
Govt. Approved ValuerOffice : H.No. 2/56A, II Floor  
Moti Nagar (Near Metro Station)  
New Delhi-110015.

To

The Manager

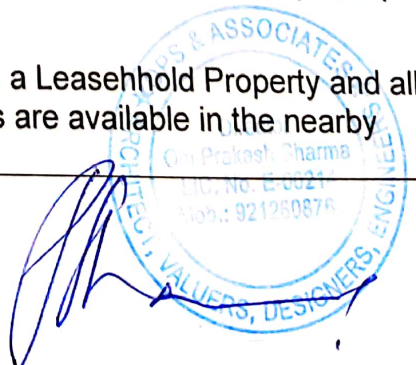
State Bank of India

Branch-SME South Ex


New Delhi

**VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**  
(To be filled in by the Approved Valuer)

<b>I. GENERAL</b>		
1.	Purpose for which the valuation is made	To find out fair market value of the property
2.	a) Date of inspection	: 28-06-2022
	b) Date on which the valuation is made	: 28-06-2022
3.	List of documents produced for perusal	
	i)	:
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s Saluja Consultancy Services Pvt. Ltd. (Through its director Sh. Raj Kumar Saluja) (Company Ownership)
5.	Brief description of the property (Including leasehold / freehold etc.)	<p>The property is located at Plot No. 12, Block-B, Sector -9, Noida, Gautam Budh Nagar, U.P.</p> <p>The property is Basement +G+3 storeyed building.</p> <p>Property consist:</p> <p>G.F = Parking Area, 1 Office combine 1 store</p> <p>F.F = Big Hall, 2 Washroom, 3 Office room</p> <p>Plot Area = 416 sq. mtr. or 497.53 sq. yds.</p> <p>Covered Area :</p> <p>G.F = 213.75 sq. mtr.</p> <p>F.F = 210.15 sq. mtr.</p> <p>Total = 423.9 sq. mtr. or 4563 sq. ft.</p> <p>Note : The property is constructed up to Basement +G+3 storeyed building but We will considered Ground Floor &amp; First Floor's construction cost in valuation report as per old valuation.</p> <p>The Property is a Leasehold Property and all basic amenities are available in the nearby location.</p>



6.	Location of property		The property is located at Plot No. 12, Block-B, Sector -9, Noida, Gautam Budh Nagar, U.P		
	a)	Plot No. / Survey No.			:
	b)	Door No.			:
	c)	T. S. No. / Village			:
	d)	Ward / Taluka			:
	e)	Mandal / District	:		
7.	Postal address of the property		The property is located at Plot No. 12, Block-B, Sector -9, Noida, Gautam Budh Nagar, U.P		
8.	City / Town		:	City	
	Residential Area		:	Industrial Area	
	Commercial Area		:	No	
	Industrial Area		:	No	
9.	Classification of the area		:		
	i)	High / Middle / Poor	:	Middle	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Noida Authority	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No	
13.	Boundaries of the property		:		
	North		:	Other Property	
	South		:	Road	
	East		:	Plot No. 13	
	West		:	Plot NO. B-11	
14.1	Dimensions of the site				
	North	:	A	B	
	South	:	Plot Area = 416 sq. mtr. or 497.53 sq. yds.	Plot Area = 416 sq. mtr. or 497.53 sq. yds.	
	East	:			
	West	:			

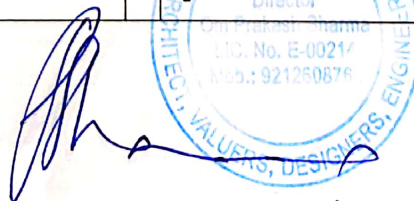
  
 Director  
 Om Prakash Sharma  
 LIC. No. E-00214  
 Mob.: 921260876  
 VALUERS, DESIGNERS, ENGINEERS





14.2	Latitude, Longitude and Coordinates of the site	:	28.584799 77.327196
15	Extent of the site	:	Plot Area = 416 sq. mtr. or 497.53 sq. yds.
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Plot Area = 416 sq. mtr. or 497.53 sq. yds.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Middle Class
2.	Development of surrounding areas	Developed Area
3.	Possibility of frequent flooding / submerging	Not Noticed
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Available nearby
5.	Level of land with topographical conditions	Leveled land
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	For Commercial purpose
8.	Any usage restriction	Yes, for Commercial use only
9.	Is plot in town planning approved layout?	Yes
10	Corner plot or intermittent plot?	Intermittent plot
11	Road facilities	Available
12	Type of road available at present	Bituminous road
13	Width of road – is it below 20 ft. or more than 20 ft.	More than 20 ft wide road
14	Is it a land – locked land?	No
15	Water potentiality	Available
16	Underground sewerage system	Connected with public sewer
17	Is power supply available at the site?	Yes
18	Advantage of the site	

  
 Director  
 On Prakash Chandra  
 LIC. No. E-0021/  
 Mob.: 921260876  
 ARCHITECTS, ENGINEERS, VALUERS, DESIGNERS

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 sea-coast / tidal level must be incorporated)		-
<b>Part – A (Valuation of land)</b>			
1.	Size of plot		Plot Area = 416 sq. mtr. or 497.53 sq. yds.
	North & South		-
	East & West		-
2.	Total extent of the plot		Plot Area = 416 sq. mtr. or 497.53 sq. yds.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Valuation of property has been done on the basis of composite method. Prevailing market rate in this area is ranging from Rs.1,38,000/-to Rs.1,42,000/- per sq. mtr. Thus, taking the average rate of Rs.1,40,000/- per sq. mtr. for the purpose of valuation
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		416 sq. mtr. x Rs.40,000/- per sq. mtr.=Rs.1,66,40,000/-+ Rs. 54,96,133/-(covd. Area)= Rs. 2,21,36,133/-
5.	Assessed / adopted rate of valuation		Rs.1,40,000/ per sq. mtr.
6.	Estimated value of land		416 sq mtr. @ Rs. 1,40,000/- per sq mtr. = Rs.5,82,40,000/-
<b>Part – B (Valuation of Building)</b>			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	Commercial
	b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC/Load Bearing Structure
	c)	Year of construction Age of building Estimated future life	2004-2005 18 year 42 year
	d)	Number of floors and height of each floor including basement, if any	Basement +G+3 storeyed building
	e)	Plinth area floor-wise	As per details of valuation
	f)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Average Good
	ii)	Inferior - Excellent, Good, Normal, Poor	Average Good

g)	Date of issue and validity of layout of approved map / plan	Sanctioned drawing by Dy. Manager D.C Arya PICUP
h)	Approved map / plan issuing authority	Noida Authority
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes
j)	Any other comments by our empaneled valuers on authentic of approved plan	N.A.

**Specifications of construction (floor-wise) in respect of**

S.No.	Description	Basement +G+3 storeyed	
1.	Foundation	RCC Foundation	
2.	Basement	No	
3.	Superstructure	10" thick Brick work in cement mortar	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Door/Steel glazed windows	
5.	RCC works	MS Girder Roof	
6.	Plastering	Yes	
7.	Flooring, Skirting, dadding	CC/ Tile's flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	-	
9.	Roofing including weather proof course	-	
10.	Drainage	Connected to public sewer line	
<b>S. No.</b>	<b>Description</b>	<b>Basement+ G+3 storeyed</b>	
2.	Compound wall		
	Height	: 7 ft height -	
	Length	-	
	Type of construction	Brick wall with cement mortar	
3.	Electrical installation		
	Type of wiring	: Internal wiring	
	Class of fittings (superior / ordinary / poor)	: Ordinary	



	Number of light points	:	-	
	Fan points	:	-	
	Spare plug points	:	-	
	Any other item	:	-	
4.	Plumbing installation			
	a) No. of water closets and their type	:	1	
	b) No. of wash basins	:	1	
	c) No. of urinals	:	-	
	d) No. of bath tubs	:	-	
	e) Water meter, taps, etc.	:	-	
	f) Any other fixtures	:	-	

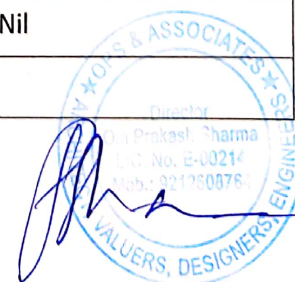
#### Details of valuation

Sr. No.	Particulars of item	Plinth area	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation 1.5% per year for 18 years=27%	Net value after depreciation Rs.
1.	GF & FF	4563 sq. ft.	Rs.1650/- per sq. ft.	Rs. 75,28,950/-	Rs.20,32,816/-	Rs. 54,96,133/-
Total						Rs. 54,96,133/-

#### Part C- (Extra Items) Rs.)

(Amount in

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



**Part D- (Amenities)****(Amount in Rs.)**


1.	Wardrobes	:	Nil
2.	Glazed tiles	:	Nil
3.	Extra sinks and bath tub	:	Nil
4.	Marble / Ceramic tiles flooring	:	Nil
5.	Interior decorations	:	Nil
6.	Architectural elevation works	:	Nil
7.	Paneling works	:	Nil
8.	Aluminium works	:	Nil
9.	Aluminium hand rails	:	Nil
10.	False ceiling	:	Nil
	<b>Total</b>		

**Part E- (Miscellaneous)****(Amount in Rs.)**

1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	Nil
3.	Separate water tank/ sump	:	Nil
4.	Trees, gardening	:	Nil
	<b>Total</b>		

**Part F- (Services)****(Amount in Rs.)**

1.	Water supply arrangements	:	Nil
2.	Drainage arrangements	:	Nil
3.	Compound wall	:	Nil
4.	C. B. deposits, fittings etc.	:	Nil
5.	Pavement	:	Nil
	<b>Total</b>	:	

  
Director  
U. P. Prakash Thampi  
Lic. No. E-00217  
Mob.: 921260076  
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**Total abstract of the entire property**

Part- A	Land	:	Rs. 5,82,40,000/-
Part- B	Building	:	Rs. 54,96,133/-
Part- C	Extra Items	:	Rs. -
Part- D	Amenities	:	Rs. -
Part- E	Miscellaneous	:	Rs. -
Part- F	Services	:	Rs. -
	Total	:	Rs 6,37,36,133/-
	Say	:	Rs 6,37,40,000/-

Market Value : Rs. 6,37,40,000/-  
Realizable Value : Rs. 5,41,79,000/-  
Distress Value : Rs. 4,46,18,000/-  
Circle Value : Rs. 2,21,36,133/-  
Insurance : Rs. 55,00,000/-

Place:  
Date:28-06-2022

  
Signature

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 28-06-2022. We are satisfied that the fair and Realizable value of the property is **Rs. 5,41,79,000/-** (Rs. Five Crore Forty One Lac Seventy Nine Thousand Only).

Date: 28-06-2022

Signature

(Name of the Branch Manager with Official seal)

