

Er. Ratan Dev Garg.

BE- Civil (Gold Medalist) MIE, FIV, IBBI,
Chartered Engineer -M 1582989 & Govt Registered Valuer.
Institution of Valuers Regd. No. - F18600
IBBI Regd.No - IBBI/RV/02/2019/10839

Registration with CBDT under Wealth Tax Act 34AB
1957, No.: - 2013-14/34AB/6519 Dt. 31/01/2014

Deals in: - Consultant Engineer, Capital Gain, Visa Purpose
& Panel valuer on various Bank's

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Ref No: RDG/885

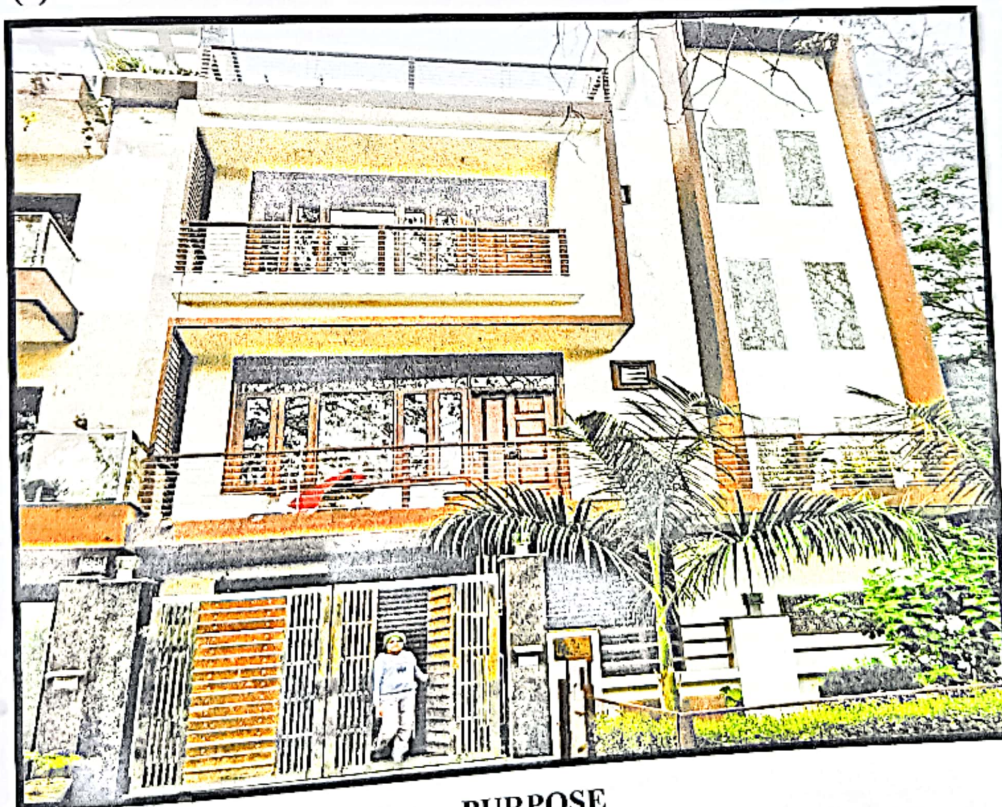
Dated: 29.12.2021

VALUATION REPORT OF IMMOVABLE PROPERTY AT

HOUSE- PLOT NO- 59, BLOCK- C SITUATED AT SECTOR-37, GREATER NOIDA,
DISTRICT- GAUTAM BUDH NAGAR (UP)

BELONGS TO

- (1) SHRI HARISH KUMAR SHARMA S/O SHRI SATISH CHAND RAWAT
- (2) SHRI SATISH CHAND RAWAT S/O SHRI ROSHAN LAL RAWAT



PURPOSE

FAIR MARKET VALUE FOR PUNJAB NATIONAL BANK,
MID CORPORATE CENTRE BRANCH, E-30 A, SECTOR- 3, NOIDA
DISTRICT- GAUTAM BUDH NAGAR (UP)

Er. Ratan Dev Garg
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SUMMARY OF VALUATION REPORT

S. No.	Particulars	Details/information
1	Name of the Branch	Punjab National Bank, MCC, E-30 A, Sector- 3, Noida, District- Gautam Budh Nagar (UP)
2	Name of the owner	(1) Shri Harish Kumar Sharma S/o Shri Satish Chand Rawat (2) Shri Satish Chand Rawat S/o Shri Roshan Lal Rawat
2a	Contact number	8588859236
3	Name of the Valuer	Er. Ratan Dev Garg
4	Date of visit by valuer	28.12.2021
5	Name of the Bank official accompanied/visited with valuer	-
6	Description of property/properties	House- Plot No- 59, Block- C Situated at Sector-37, Greater Noida, District- Gautam Budh Nagar (UP)
a)	Brief description of the property (Including leasehold/ freehold etc) The property under valuation is three storied residential building with stilt parking built on leasehold property. Total plot area= 118.50 Sq Mtrs & total Covered area = 291.33 Sq Mtrs or 3135.87 Sq Ft. having 2 rooms, drawing/dinning, 1 kitchen, 2 toilets GF/FF each, 2 rooms, 1 kitchen, 1 toilet on SF & stilt on parking. It was built in the year 2018	
b)	Extent of the area (in acres/Hectares/Sq Mtrs/Sq Yds/Sq Ft)	Total plot area= 118.50 Sq Mtrs
c)	Survey No./Gut No. /CST No./H. No	House- Plot No- 59
d)	Type of land Leasehold /freehold/Govt grant etc	Leasehold
e)	Nature of property Residential/ commercial /offices/ industrial/ agricultural	Residential
f)	In possession of /occupancy self occupied/rented out	Owner occupied
g)	Location (rural /semi urban/urban /metro /MIDC/S E Z /others	Urban
h)	Boundaries Identified /identifiable /not identifiable (Details in the main report)	See point No-14
i)	Market value of the property	Rs 105.52 Lakh
j)	Realizable value of the property	Rs 89.69 Lakh
k)	Distress value of the property	Rs 79.14 Lakh
l)	Value of the property as per Govt Circle rate.	Rs 80.52 Lakh
m)	Insurance Value of property	Rs 40.35 Lakh

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S. N	PARTICULARS	CONTENT
I	INTRODUCTION	
1.	Name of Valuer	
2.	Date of inspection	Er. Ratan Dev Garg
a)	Title deed number and date	28.12.2021
b)	Date of valuation	Photocopy of Transfer deed for lease deed no. 1796 dated- 03.08.2011
3.	Purpose of Valuation	29.12.2021
4.	Name of Property Owner/s (Details of share of each owner in case of joint & co-ownership)	To assess fair market value
5.	Name of Bank/HFI as applicable	(1) Shri Harish Kumar Sharma S/o Shri Satish Chand Rawat (2) Shri Satish Chand Rawat S/o Shri Roshan Lal Rawat
6.	Name of Developer of the Property (in case of developer built properties)	Punjab National Bank, MCC, E-30 A, Sector- 3, Noida, District- Gautam Budh Nagar (UP)
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.	House- Plot No- 59, Block- C Situated at
	T.S. No./ Village	Sector-37, Greater Noida, District- Gautam Budh Nagar (UP)
	Ward/ Taluka	
	Mandal/ District	
2.	Municipal Ward No.	-
3.	City/ Town	Greater Noida
	Residential area/ commercial area/ industrial area	Residential area
	Classification of the area:	
4.	i) High / Middle / Poor	Middle
	ii) Metro/ Urban / Semi Urban / Rural	Urban
5.	Coming under Corporation limit / Village Panchayat / Municipality	GNIDA
6.	Postal address of the property	House- Plot No- 59, Block- C Situated at Sector-37, Greater Noida, District- Gautam Budh Nagar (UP)
7.	Latitude, Longitude and Coordinates of the Site	Latitude: 28°27'53.4"N Longitude: 77°33'05.8"E

8.	Area of the plot/land (supported by a plan)		Total plot area= 118.50 Sq Mtrs	
9.	Layout plan of the layout in which the property is located		Attached	
10.	Development of surrounding areas		Developed area	
11.	Details of roads abutting the property		Block-C 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		No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated		NA	
14.	Boundaries of the property		A	B
			As per deed	Actual
	a)	North-East:	As per site plan	H. No- C-58
	b)	North-West:	As per site plan	Other property
	c)	South-East:	As per site plan	Entry/30 Ft wide Road
	d)	South-West:	As per site plan	H. No- C-60
	Extent of the site considered for valuation (least of 14A & 14B)		Total plot area= 118.50 Sq Mtrs	
15.	Description of adjoining properties		Same as 14.B	
16.	Survey No. if any		House- Plot No- 59	
17.	Type of building		Residential	
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		➤ S+G+2 storied building: height 10 Ft each ➤ Total plot area= 118.50 Sq Mtrs ➤ Total built up area= 3135.87 Sq Ft ➤ Year of construction- 2018	
19.	Plinth area, carpet area and saleable area to be mentioned separately and clarified		As per details of valuation	
20.	Any other aspect.		No	
III	TOWN PLANNING PARAMETERS			
1.	Master plan provisions related to the property in terms of land use		For residential use	
2.	Date of issue and validity of layout of approval map/plan		Building plan is available vide file No- C-59/SEC-37/1738 on dated- 13.03.2018	
3.	Approved map/plan issuing authority		GNIDA	

4.	Whether genuineness or authenticity of approved map/ plan is verified	Yes
5.	Any other comments by our empanelled values on authentic of approved plan	-
6.	Planning area/zone	GNIDA
7.	Development controls	GNIDA
8.	Zoning regulations	GNIDA
9.	FAR/FSI permitted and consumed	As per building byelaws
10.	Ground coverage	75% coverage.
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	As per building bye-laws
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Surrounding land & adjoining properties are residential
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	NA
17.	Any other aspect	No
IV LEGAL ASPECTS		
1.	Ownership documents	Photocopy of lease deed dated- 03.08.2011
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	(1) Shri Harish Kumar Sharma S/o Shri Satish Chand Rawat (2) Shri Satish Chand Rawat S/o Shri Roshan Lal Rawat
3.	Comment on dispute/ issues of landlord with tenant/ statutory body/ any other agencies, if any in regard to immovable property.	NA
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification	Advocate to confirm
6.	Details of leases if any	As per lease deed
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Leasehold
8.	Agreements of easements if any	As per lease deed

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9.	Notification for acquisition if any	NA
10.	Notification for road widening if any	NA
11.	Possibility of frequent flooding/ sub-merging	Not noticed
12.	Special remarks, if any, like threats 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)	Not applicable
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.	Electricity Bill Consumer No- 20000089873 on dated- 19.12.2021 in the name of Shri Harish Kumar Sharma
14.	Comment on transferability of the property ownership	Transferable
15.	Comment on existing mortgages/ charges/ encumbrances on the property if any	To be mortgage
16.	Comment on whether the owners of the property have issued any guarantee (personal/ corporate) as the case may be	No Information
17.	Building plan sanction, illegal constructions if any done without plan sanction/ violations.	Building plan is available vide file No- C-59/SEC-37/1738 on dated- 13.03.2018
18.	Any other aspect	No
V	ECONOMIC ASPECTS	
1	Details of ground rent payable	NA
2	Details of monthly rents being received if any,	NA
3	Taxes and other outgoings	Not available, owner to furnish if required
4	Property insurance	Not available, owner to furnish if required
5	Monthly maintenance charges	Not available, owner to furnish if required
6	Security charges, etc.	No
7	Any other aspect	
VI	SOCIO-CULTURAL ASPECTS	
	Description 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.	Residential area

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VII FUNCTIONAL AND UTILITARIAN ASPECTS		
Description of the functionality and utility of the assets in terms of :		
1.	Space allocation	Yes, within the building
2.	Storage spaces	Yes, within the building
3.	Utility of spaces provided within the building	Yes
4.	Any other aspect	No
VIII INFRASTRUCTURE AVAILABILITY		
a) Description of aqua infrastructure availability in terms of		
1	Water supply	Available
2	Sewerage/sanitation	Available
3	Storm water drainage	Available
b) Description of other physical infrastructure facilities viz.		
1	Solid waste management	Yes
2	Electricity	Yes
3	Roads & Public transportation connectivity,	Yes
4	Availability of other public utilities nearby,	Available
c) Social infrastructure in terms of		
1	Schools	Available within 2 Km Radius
2	Medical facilities	Available within 2 Km Radius
3	Recreation facilities in terms of parks and open spaces.	-
IX Marketability		
Analysis of the market for the property in terms of		
1	Locational attributes	Good
2	Scarcity	No
3	Demand and supply of the kind of subject property.	Good
4	Comparable sale prices in the locality.	Details provided in the detail of valuation
X Engineering and Technology Aspects		
Description of engineering and technology aspects to include		
1.	Type of construction	RCC Frame + load bearing wall
2	Materials and technology used	Good
3	Specifications	No
4	Maintenance issues	2018
5	Year of construction	03 Years
5.a	Age of the building	57 Years
6	Estimated future life	

7	Extent of deterioration	
8	Structural safety	As per calculation sheet
9	Protection against natural disasters viz. earthquakes,	Visually structure is safe
10	Visible damage in the building if any	Visually building is safe against normal natural disasters
11	Common facilities viz. lift, water pump, lights, security systems, etc.,	No
12	System of air-conditioning	Available
13	Provision for fire fighting	Yes
	Copies of plans and elevations of the building to be included.	Details not available
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	
	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.	Modern
XIII	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlight 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 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.	As no reliable and comparable sale instance identical available, so the cost of property is based on the prevailing market rate of the property in the area based on the inquiries made from the reputed estate agents/local person of the area and personal judgments. It is gathered that the prevailing land rate for this type of property as per prevailing market rate based on the location, size, and shape orientation. Keeping all the aspects viz size, shape, situation, orientation, location and its utility, the reasonable prevailing market rate for the property has been assessed Rs 55, 000 per Sq Mtrs and in my opinion the same has been adopted in this valuation purpose

DETAILS OF VALUATION

As no reliable and comparable sale instance identical available, so the cost of property is based on the prevailing market rate of the property in the area based on the inquiries made from the reputed estate agents/local person of the area and personal judgments. It is gathered that the prevailing land rate for this type of property as per prevailing market rate based on the location, size, and shape orientation. Keeping all the aspects viz size, shape, situation, orientation, location and its utility, the reasonable prevailing market rate for the property has been assessed Rs 55, 000 per Sq Mtrs and in my opinion the same has been adopted in this valuation purpose

VALUE OF LAND

Total Land area : 118.50 Sq Mtrs
Value of land : 118.50 X 55, 000 = **Rs 65, 17,500/-**

COST OF CONSTRUCTION

SL No	Particulars of items	Plinth area in Sq Ft	Roof height in Mtr	Age of Building in years	Estimated rate of construction per Sq Ft	Estimated Construction cost Rs.	Depreciation (@1.5% per year for 03 years i.e. 4.5%) in Rs.	Net Value after depreciation Rs
1.	Stilt	956.42	3	03	1000	956420	43038	913382
2.	G Floor	876.02	3	03	1500	1314030	59131	1254899
3.	F Floor	808.63	3	03	1500	1212945	54583	1158362
4.	S Floor	494.82	3	03	1500	742230	33400	708830
	Total	291.33 Sq Mtrs or 3135.87 Sq Ft				4225625	190153	4035473

MARKET VALUE

Market Value = Value of land + Cost of construction
= Rs 65, 17,500 + Rs 40, 35,473
= **Rs 105, 52,973 Say Rs 105.52 Lakh**

CIRCLE VALUE

- Circle rates = Rs 26, 500/ Per Sq Mtrs (Land rate) + Rs 14, 000/ Per Sq Mtrs (For construction rate)
- Value of land = Rs 26, 500 X 118.50 Sq Mtrs = Rs 31, 40,250/-
- Cost of construction = Rs 14, 000 X 291.33 Sq Mtrs = Rs 40, 78,620/-
- Total circle Value = Rs 40, 78,620 + Rs 39, 74,040 = **Rs 80, 52,660 Say Rs 80.52 Lakh**

a)	Total value of property as per market rate	Rs 105.52 Lakh
b)	Realizable Value (-15%) of property	Rs 89.69 Lakh
c)	Distress Value (-25%) of Property	Rs 79.14 Lakh
d)	Total value of property as per circle rate	Rs 80.52 Lakh
e)	Insurance value	Rs 40.35 Lakh

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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 105.52 Lakh**

FAIR MARKET VALUE: Value of the property at which it can be sold in the open market at a particular time free from forced value or sentimental value. The market value need not be the same as the present value. Scarcity, Location and the most important factor 'Demand'

Realizable Value:- To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.

FORMAT DECLARATION FROM VALUERS

I hereby declare that-

- a) The information furnished in my valuation report dated-29.12.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) We inspected the site on 23.12.2021.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- i) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- j) Further, I hereby provide the following information.
- k) This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality.
- l) This valuation is based on the information provided by the Client/ Bank, or the Client's Representative and has been assumed to be correct. The facts such as ownership, specifications and age have been taken from sources assumed to be correct. However, no responsibility is assumed in case false information and/or false documentation has been furnished to the Valuer, further the location of the specified asset, as presented in this report
- m) This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality


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Sl. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	House- Plot No- 59, Block- C Situated at Sector-37, Greater Noida, District- Gautam Budh Nagar (UP)
2.	Purpose of valuation and appointing authority	Punjab National Bank, MCC, E-30 A, Sector- 3, Noida, District- Gautam Budh Nagar (UP)
3.	Identity of the valuer and any other experts involved in the valuation;	Er. Ratan Dev Garg /Valuation of the properties since year 2009
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of valuation	29.12.2021
6.	Inspection and/or investigations under taken;	We inspected the site
7.	Nature and sources of the information used or relied upon;	Personal enquiry & other sources such as brokers and surrounding persons
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and building rate method
9.	Restrictions on use of the report, if any	No
10.	Major factors that were taken into account during the valuation;	Local enquiry about property
11.	Major factors that were taken into account during the valuation;	Detail enquiry from the market
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	---do---

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

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ANNEXURE F

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

Integrity and Fairness

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings 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 a 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 of fact 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 the 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 a separate arrangement with other valuers.
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/its 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.