

Ravinder Pandita

CHARTERED ENGINEERS • GOVT. APPROVED VALUERS

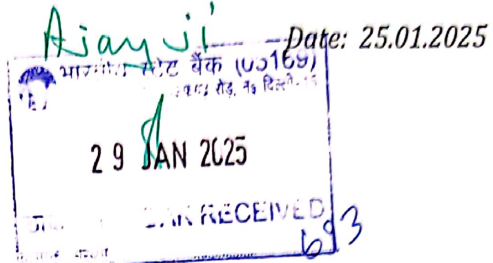
136 - G, Pocket - IV, Mayur Vihar, Phase - 1, Delhi - 110 091

Tel. (S): 98111-43024, 8826253024

E-mail: pandita_ravinder@yahoo.co.in, panditaravinder8@gmail.com

Ref. RP/SBI/SARB/NR/D/2024-25

The Branch Head
State Bank of India
Stressed Asset Recovery
Branch Najafgarh Road Delhi -110043



Ref. Valuation of Immovable Property Owned By: (A/c: Electra electrical Pvt. Ltd.)

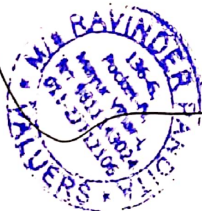
SMT. SAVITA GUPTA W/O SH. VINOD CHAND GUPTA, LOCATED AT PROPERTY MUNICIPAL NO. 564 (OLD NO. 499), NEW NO. HPU/W-29/594, MOHALLA SHRI NAGAR, RAILWAY ROAD, DISTRICT - HAPUR, U.P - 245101.

Dear Sir,

As desired we forward herewith our valuation report for the above said property for your necessary action.

Thanking you
With regards

(RAVINDER PANDITA)
Approved Valuer



Encl: Valuation report with photographs, Google Map & Invoice.

ON THE PANEL:-INDIAN BANK. KARNATAKA BANK. SIDBI SMALL INDUSTRIES DEVELOPMENT. BANK OF INDIA. BANK OF MAHARASHTRA. BANK OF BARODA. BANK OF INDIA. CITIZEN CO-OP BANK. CANARA BANK. CANFIN HOMES. DELHI NAGRIK SEKARI BANK LTD. DELHI FINANCIAL CORPORATION. NATIONAL INSURANCE CO LTD. PUNJAB NATIONAL BANK. STATE BANK OF INDIA. THE CATHOLIC SYRIAN BANK. THE NEW INDIA ASSURANCE CO LTD. UCO BANK.



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VALUATION OF IMMOVABLE PROPERTY
OWNED BY SMT. SAVITA GUPTA W/O SH. VINOD CHAND GUPTA,
LOCATED AT

PROPERTY MUNICIPAL NO. 564 (OLD NO. 499), NEW NO. HPU/W-29/594, MOHALLA SHRI
NAGAR, RAILWAY ROAD, DISTRICT - HAPUR, U.P - 245101.

Buy Railway Road Add More Top Localities Budget House/Villa BHK Posted By More Filters

Rajshree Home Loan Union Bank Home Loan Bank of Baroda Home Loan Indian Bank Home Loan

Showing 2 Similar Properties Nearby Railway Road Shri Nagar Hapur

4 BHK House for Sale in Panchsheel Colony Hapur

1.50 Cr
₹ 4,154 sqft per sqft

Carpet Area: 33 sqft
Status: Ready to Move
Floor: Ground out of 1

Our house 235 sq. four rooms north. Looking to buy an independent house in Hapur?

Owner: Pradeep Mohan

2 BHK House for Sale in Anand Vihar Hapur

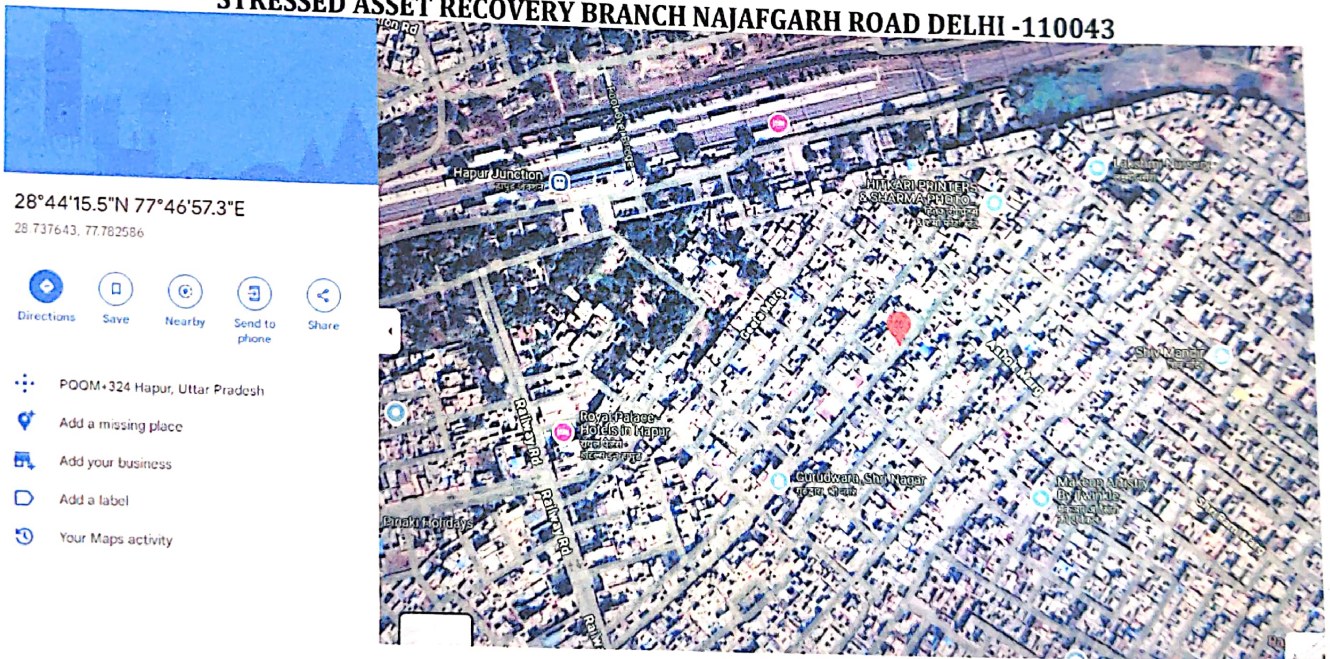
75 Lac
₹ 2,500 per sqft

Carpet Area: 1800 sqft
Status: Ready to Move
Transaction: New Property

Good quality material. Planning to buy an independent house? Have a L.

Agent: Shyam Nandan

PREPARED FOR
STATE BANK OF INDIA
STRESSED ASSET RECOVERY BRANCH NAJAFGARH ROAD DELHI -110043



PREPARED BY
M/S RAVINDER PANDITA
136-G, POCKET IV, MAYUR VIHAR PHASE-I, DELHI-110091



M/S RAVINDER PANDITA

OFFICE : 136-G, POCKET-IV, MAYUR VIHAR- PHASE-I DELHI-91

On Panel of 15 Banks

C.B.D.T : Reg. No. CAT. I /595/165/2010-11

INSTITUTION OF VALUERS Regn No. F-8763, Cat- I.

Mobile : 9811143024, 9868085117

E-mail: panditaravinder@yahoo.co.in

Annexure-XIV**Format-A****FORMAT OF VALUATION REPORT**

(to be used for all properties of value upto Rs.5 crores)

1.	CUSTOMER DETAILS												
	Owner Name :		SMT. SAVITA GUPTA W/O SH. VINOD CHAND GUPTA				Apl. No.		Electra Electricals				
	Case Type		Bank Loan										
2.	ASSET DETAILS												
	Address		PROPERTY MUNICIPAL NO. 564 (OLD NO. 499), NEW NO. HPU/W-29/594, MOHALLA SHRI NAGAR, RAILWAY ROAD, DISTRICT - HAPUR, U.P - 245101.										
	Nearby Landmark		Near Gurdwara										
3.	DOCUMENTS DETAILS												
	Layout Plan		Yes	Name of Approving Authority		HPDA	Approval No.		Existing Mortgage, Sanctioned Drawing vide File No. 85/2000 dated 19.10.2000 by HPDA				
	Building Plan		Existing Mortgage, Sanctioned Drawing vide File No. 85/2000 dated 19.10.2000 by Municipal Corporation Hapur (HPDA)							... do...			
	Construction Permission		Yes				-do...	 do...			
	Legal Documents		Sale Deed & Old Valuation Report		List of Documents		1. Sale Deed doc no. 420 dtd 22.01.1991 & Deed Doc No. 9001 dated 04.12.1990.						
4.	PHYSICAL DETAILS												
	Adjoining Properties		North	Plot of Sh. Vivek Agarwal		South	Plot of Sanni Jain		East	Entry & 30 ft. wide Road	West	Plot of Sh. Devki Nandan Sharma	
	Matching of Boundaries		Yes	Plot demarcated		Yes	Approved Land use		Mixed Area.	Type of Property		2 Storied Building	


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No. of Rooms		Outside Visit (NPA Case)		-	-	-	-	-
Total No. of Floors	2 Storied Building	Floor on which the property is located	Ground & 1 st Floor	Approx. age of the property	24 Years	Residual age of the property	56 Years	Type of structure: RCC Load Bearing structure.
5. TENURE / OCCUPANCY DETAILS								
Status of Tenure		Outside Visit Only	No. of years of Occupancy	NA	Relationship of tenant to owner		NA	
6. STAGE OF CONSTRUCTION								
Stage of Construction		Complete Building		If under construction, extent of completion			NA	
7. VIOLATIONS IF ANY OBSERVED								
Nature and extent of violations			No					
8. AREA DETAILS OF THE PROPERTY								
Site area	(180+180) 360 sq. yds. (22'6" X 72'0")	Plinth area	2032.88 sq. ft. X 2 + Mumty (107.27 sq. ft)	Carpet area (sq. ft.)	4173 sq. ft. or 387.68 sq. mts	Saleable area (sq. ft)	4173 sq. ft.	Remarks: 2 Storied Building.
9. VALUATION :								
<p>A. Cost of Plot</p> <p>Area of Plot = 360 sq. yds.</p> <p>Assessed Market Rate = Rs 75,000/sq. yd.</p> <p>Present day value = Rs. 2,70,00,000/-</p> <p>B. Cost of Const.</p> <p>Covered. area of GF+FF (as per drg.) = 4173 sq. ft.</p> <p>Assessed const. rate (after Dep.) = Rs. 1000/- sq. ft.</p> <p>Present Day Value = Rs. 41,73,000/-</p> <p>Total Value of property (A+B) = Rs. 3,11,73,000/-</p> <p>Say Rs. 312.00 Lacs Only</p> <p>(Rupees Three Crores & Twelve Lacs Only)</p> <p>Realizable Value @ 85% of Rs. 3,11,73,000/- = Rs. 2,64,97,050/-</p> <p>Say Rs. 265.00 Lacs Only</p> <p>(Rupees Two Crores & Sixty Five Lacs Only)</p> <p>Distress Sale Value @ 80% of Rs. 3,11,73,000/- = Rs. 2,49,38,400/-</p> <p>Say Rs. 249.00 Lacs Only</p> <p>(Rupees Two Crores & Forty Nine Lacs Only)</p> <p>Restoration Value for Insurance purpose: 4173 sq. ft. X Rs. 1000/- = Rs. 41,73,000/-</p> <p>Say 42.00 Lacs Only</p> <p>Rental Value :- Rs. 60,000/- PM (approx)</p>								



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Valuation as per Government Approved Rates: (Hapur 2 SRO) 301 sq. mts. X Rs. 20,000/- (+) 387.68 sq. ft X Rs. 12,500/- i.e. Rs. 60,20,000/- (+) Rs. 48,46,049/- = Rs. 1,08,66,049/- Say Rs. 109.00 lacs only			
Geographical Coordinates of the Subject property are as under: Longitude 28.737550 NL Latitude: 77.782731 EL			
11	ASSUMPTIONS /REMARKS	<ul style="list-style-type: none"> Qualification in TIR/ Mitigation suggested, if any.... Nil Property is SARFAESI compliant Yes Whether property belongs to social infrastructure like hospital School, old age home etc. No Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged..... 2 Storied Building. <p>Details of last two transactions in the locality/ area to be provided, if available..... REF.1) SH. DEVENDER SINGH S/O SH. BALWANT SINGH, LOCATED AT PROPERTY NO. W-15/125 (1) (OLD MUNICIPAL NO. 1058), [UNIQUE PROPERTY ID NO. 0908401015057674N] RAILWAY ROAD - II, (SHIVPURI) HAPUR, DISTT. HAPUR. FOR BOB, TRIVENIGANJ, HAPUR, U.P. (MARKET RATE RS. 1,50,000/- SQ. YD)</p> <p>REF.2) REAL ESTATE REALM DEALS PAGE ATTACHED</p> <ul style="list-style-type: none"> Any other aspect which has relevance on the value or marketability of the property..... Good location. Subject property is a Single storied building. Area of Plot = (22'6" X 72'0") 360 sq. yds. Covd. Area of GF (2032.88)+FF (2032.88) + Mumty (107.27) = 4173 sq. ft. Nishant Properties (9897204425), Kr. Properties (9359614418) The Rates are based on enquiries from Property Dealers of the area. Mixed area. Property is Free Hold. 	
r	DECLARATION	1) The property was inspected by the undersigned on 25.01.2025 2) The undersigned does not have any direct /indirect interest in the above property. 3) The information furnished here is true and correct to the best our knowledge. 4) The assessment report is a professional opinion based on several assumptions and has no legal & contractual obligation on our part and the assignment has been taken up on request of B/o State Bank of India, STRESSED ASSET RECOVERY BRANCH NAJAFGARH ROAD DELHI -110043 5) Our report does not cover check of title clearance or legality.	
13	NAME, ADDRESS & SIGNATURE OF VALUER	136-G, POCKET-IV, MAYUR VIHAR PHASE-I, DELHI-91	Signature of the Valuer
14.	List of Documents enclosed: Map & Report, Google Map with Invoice.		
15	List of Photos enclosed : 6 Photographs of the Property		



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asset being in posh locality under approved segment is having market rate / value much more than times of guideline value. Same has been verified from the locals / property dealers and internet series. (99 acres, real estate realm site ref. also enclosed) For more sale instances in same locality have been given as reference. It is also pertinent to mention that the guideline value is only to take stamp duty by the SRO (under revenue scheme). The difference between RV and GLV is more than 20% is justified.

The Bank should also separately verify boundaries of the Property & actual physical possession of the owner on the property under consideration to Cross check the report before Sanctioning loan to the borrower. Note: All Measurements are subject to statistical variations. The opinion is an investigation and therefore has technical limitations, as well as accuracies inherent in the field/site/human error and statically analysis of technical process. It should also be viewed in this perspective. This is only a technical opinion report as regards the estimate of value of the property, and not a Guarantee of realization of the at value. As per the Engineering principals and with much care and opinion as regards the estimate value of the property, is work out. Due weight age having being given to the verbal enquiries from local & dependable agencies from locality, for which no written proof can be pictured/Produced of obvious reasons. Brief Specification of the construction and material used in the construction of the shop have been discussed in Annexure - 'A' of the valuation report. The cost of construction is based on the C.P.W.D. plinth area rates (Including electrical, sanitation & water supply etc.) and type of construction of the captioned building. Thereafter, the rates of material as well as the cost of construction were duly verified from the market, The items, which are not covered under normal plinth area rates have been added separately and depreciation deducted.

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

Rs. 3.11.73,000/- Say Rs. 312.00 Lacs Only (Rupees Three Crores & Twelve Lacs Only). The Realizable value of the above property is 85% **Rs. 2,64,97,050/- Say Rs. 265.00 Lacs Only (Rupees Two Crores & Sixty Five Lacs Only)** and the distress value @ 80% **Rs. 2,49,38,400/- Say Rs. 249.00 Lacs Only (Rupees Two Crores & Forty Nine Lacs Only).**

Restoration Value for Insurance Purpose: 4173 sq. ft. X Rs. 1000/-

= Rs. 41,73,000/- Say 42.00 Lacs Only



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Signature

(Name of the Valuer with office Seal)

The undersigned has inspected the property detailed in the Valuation Report dated 16.11.2023. We are satisfied that the fair and reasonable market value of the property is Rs. _____ Only (Rs. _____ Only)

(24)

क्र/0	सौहार्दलेयर में आवंटित किया गया प्लॉट-कोड	सौहार्दलेयर या राजस्व ग्राम का नाम	परगना या गांव का नाम	भूगर्भीय सर्वेक्षण की संख्या ग्रामीण क्षेत्र	अनुसूचित भूमि की दर प्रति वर्ग मीटर
1	2	3	4	5	6
150	0353	विद्यानगर (अन्वर सीमा नगरपालिका हापुड़)	31	नगरिय	5500
151	0017	विजय विहार (अन्वर सीमा नगरपालिका हापुड़)	31	नगरिय	5500
(श)					
152	0278	शकरगंज	31	नगरिय	22000
153	0343	शकरफुर्द	30	नगरिय	6500
154	0287	शक्तिनगर	10	नगरिय	7500
155	1151	शाहपुर जदट	हापुड़	ग्रामीण	3100
156	0301	शास्त्रीनगर	7	नगरिय	5000
157	1166	शेखपुर	हापुड़	ग्रामीण	1500
158	0267	शिवमंदिर कालोनी	32	नगरिय	12000
159	0260	शिवपुरी	32	नगरिय	20000
160	0321	शिवचरणपुरा	11	नगरिय	5200
161	0310	शिवनगर	1	नगरिय	4500
162	1183	शिवनगरी	हापुड़	ग्रामीण	2000
163	0026	शिवलोक कालोनी	31	नगरिय	8500
164	0405	शिवगढ़ी	8	नगरिय	4500
(अ)					
165	0359	श्रीनगर	29	नगरिय	20000
166	0254	श्रीनगर एक्सटेंशन	29	नगरिय	20000
(स)					

सहसिलदार
सादर हापुड़

उप निरीक्षक-सहसिलदार
हापुड़

उप जिलाधिकारी
सादर हापुड़

Signature

(Name of the Branch Manager with office Seal)



(Annexure-IV) Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I, Ravinder Pandita ..son of Sh. Makhan Lal Pandita..... of do hereby solemnly affirm and state that

- I am a citizen of India
- I will not undertake valuation of any assets in which I have a direct or indirect interest or becomes so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- The information furnished in my valuation report dated 25.01.2025 true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have personally inspected the property on 25.01.2025. The work is not sub-contracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an undischarged insolvent
- I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958
- My PAN Card number/Service Tax number as applicable is
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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
- 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
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- Further, I hereby provide the following information.

Sl No	Particulars	Valuer comment
1.	Background information of the asset being valued;	2 storied building, constructed in 2001
2	Purpose of valuation and appointing authority	Loan Purpose & Branch Head (9650908373)
3	Identity of the valuer and any other experts involved in the valuation;	Our field Engr. Mr. Praveen inspected the property in the presence of Nil.
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	24.01.2025/ 25.01.2025
6	Inspections and/or investigations undertaken;	Market Survey
7	Nature and sources of the information used or relied upon;	Market Survey
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Local enquiries and internet enquiries.
9	Restrictions on use of the report, if any;	Market rate method adopted
10	Major factors that were taken into account during the valuation;	Location of the property
11	Major factors that were not taken into account during the valuation;	Nil
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.	Opinion without the presence of any bias, conflict of interest, coercion, or undue influence of any party.

Date 25.01.2025

Place: New Delhi

Signature

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



RAVINDER PANDITA
1/595465/2010-11

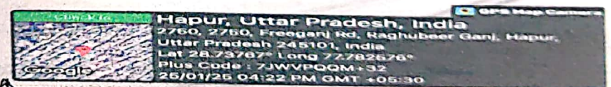
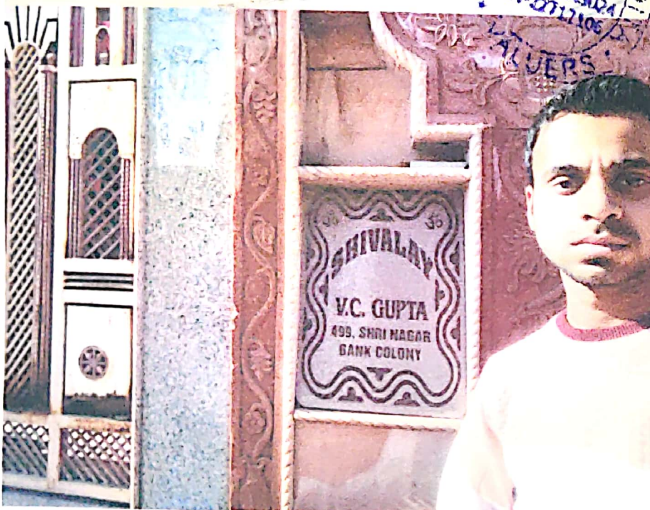
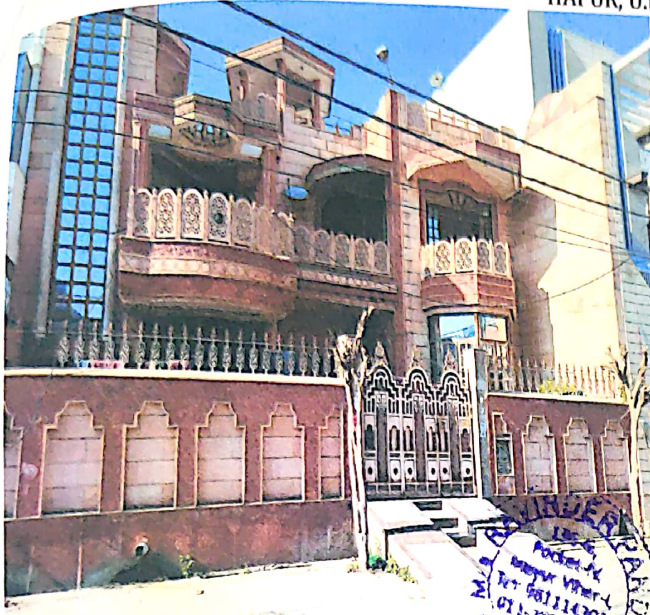
(Annexure-V)
MODEL CODE OF CONDUCT FOR VALUERS
Integrity and Fairness

- 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 professionals.
- A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.
- Professional Competence and Due Care**
- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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.
- Independence and Disclosure of Interest**
- 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.
- 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.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- As an independent valuer, the valuer shall not charge success fee.
- In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.
- Confidentiality**
- A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.
- Information Management**
- A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
- Gifts and hospitality.**
- A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
- Remuneration and Costs.**
- A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
- Occupation, employability and restrictions.**
- A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.
- Miscellaneous**
- A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing financial institutions and with knowledge of the concerned valuer.
- A valuer shall follow this code as amended or revised from time to time
- Signature of the valuer.....**
Name of the Valuer : RAVINDER PANDITA
Address of the valuer : 136-G,POCKET-IV, MAYUR VIHAR PHASE-I, DELHI-91



RAVINDER PANDITA
1595/165/2010-11

PICS OF IMMOVABLE PROPERTY
OWNED BY
SMT. SAVITA GUPTA W/O SH. VINOD CHAND GUPTA,
LOCATED AT
PROPERTY MUNICIPAL NO. 564 (OLD NO. 499), NEW NO. HPU/W-29/594, MOHALLA SHRI NAGAR, RAILWAY ROAD, DISTRICT -
HAPUR, U.P - 245101.





GSTIN :- 07AANPP6099B2ZB

DATE:	25.01.2025
INVOICE No.	GST-489
PAN No.	AANPP6099B
Registration No.	Year 2011-2012

The Branch Head
State Bank of India
Branch SARB Najafgarh Road
Delhi -110043
GST NO:- 07AAACS8577K1ZR

ACCOUNT DETAILS FOR RTGS
SBI (MAYUR VIHAR PHASE-I)
ACC NO- 37872794790
IFSC CODE - SBIN0060336

DESCRIPTION		AMOUNT
VALUATION REPORT IMMOVABLE OWNED BY SMT. SAVITA GUPTA W/O SH. VINOD CHAND GUPTA, LOCATED AT PROPERTY MUNICIPAL NO. 564 (OLD NO. 499), NEW NO. HPU/W-29/594, MOHALLA SHRI NAGAR, RAILWAY ROAD, DISTRICT - HAPUR, U.P - 245101. (312.00 lacs)		5,000.00
Total Amount Before Tax		5,000
OTHER COMMENTS		Add: CGST @9%
1. Please Make all Drafts /PO of Fees payable in favourof our Company Name.		450
2. Please include the invoice number reverse of your Cheque.		Add: SGST @9%
Declaration: We declare that this invoice shows the actual price of the Office Assistance Services provided described		450
		Total Tax Amount
		900
		Total Amount After Tax
		5,900
Total Invoice Value in Words:	Rs. Five Thousand & Nine Hundred Only	

NOTE: Please mention Invoice no. while transferring the fee by NEFT/RTGS.

MANAGER NO: 9650908373 ref. jitender ji

If you have any queries about this invoice, please contact
[RAVINDER PANDITA, 9811143024, panditaravinder8@gmail.com]

Thank You For Your Business!

