

Er. Vijay Kumar

B.Sc. Engg. (B.I.T. Sindri)

Chartered Engineer **M-127206-8.**Fellow, Institution of valuers, **FIV-23560(L.M.)**

Govt. Registered and Approved Valuer

(U/S 34AB of the Wealth Tax Act 1957)

Regd No. Category-III, 01/2012-2013

Issued from Chief Commissioner Income Tax Patna

Office cum Residence

H/o Om Prakash

(Late - Dr. Jwala Prasad)

Near Khara Kuan, Danapur Patna

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Patna - 801503

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Ref No.-----

07.12.2021

To,

The Branch Manager

Punjab National Bank

Ludhiyana, (Punjab)

FORMAT FOR VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

Appendix-

	Particulars	Content
I	Introduction	
1	Name of Valuer	ER. VIJAY KUMAR GOVT. APPROVED VALUER
2	Date of Inspection Date of Valuation	06.12.2021 07.12.2021
3	Purpose of Valuation	To know the present market value
4	Name of Property Owner/s (Details of Share of each owner in case of Joint & Co-ownership)	SRI. DEEPAK YADAV S/o Sri. Jaswant Singh Yadav Resident of House No- 1311, Sector-14, Faridabad, Haryana, Director & Owner of M/S Cosmos Hospitality & Estates Pvt. Ltd. Regd. Office-202, Thapar Arcade, 47, Kalu Sarai, Hauz Khas, New Delhi-16
5	Name of Bank /FI as Applicable	Punjab National Bank Ludhiyana, (Punjab)
6	Name of Developer of the property (In case of developer built properties)	
7	Whether occupied by the owner /tenant ? if occupied by tenant , since how long ?	Occupied by the Owner



II	Physical Characteristics of the Assets	
1	Location of the property in the city	
	Plot No/Survey No	Thana No-2, Ward No- 14 , Plot No- 51
	Door No	-
	T.S.No/Village	Mauza- Mainpura, Moh.-Patliputra Colony (Exclusive of Pani Tanki to Raj Chikitsa and Patliputra Colamber to Rajeev Nagar both side Road) ,
	P.S /Sub Registry office	P.S- Digha , At present Patliputra , Sub & Sadar Registry office-Patna,
	Mandal/District.	Distt- Patna (Bihar).
2	Municipal Ward No.	Ward No- 14
3	City/Town	Patna (Bihar)
	Residential area /Commercial area /Industrial Area	Residential area
4	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle Urban
5	Coming under Corporation limit/ Village Panchayat/ Municipality	Patna Municipal Corporation
6	Postal Address of the property	Mauza- Mainpura, Moh.-Patliputra Colony (Exclusive of Pani Tanki to Raj Chikitsa and Patliputra Colamber to Rajeev Nagar both side Road) , P.S- Digha , At present Patliputra , Distt- Patna (Bihar).
7	Latitude, Longitude and Coordinates of the site	25.613N, 85.114E
8	Area of the Plot/ land (supported by a plan)	11 Katha 6 Dhur = 11.3 Katha = 35.345 Dec. =15393.4544 Sft.
9	Layout plan of the area in which the property is located	Yes
10	Development of Surrounding area	Developed area
11	Details of Road abutting the property	Pani Tanki to Raj Chikitsa and Patliputra Colamber to Rajeev Nagar both side Road, Patna
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	No



14	Demarcation of the property under valuation on a neighborhood layout map	Yes	
	Boundaries of Property	(A) As per Deed	(B) Actual
	North	House of Sri. C.B.Tiwari (Plot No- 52)	House of Sri. C.B.Tiwari (Plot No- 52)
	South	40'0" wide Branch Road	40'0" wide Branch Road
	East	40'0" wide Branch Road	40'0" wide Branch Road
	West	House of Justice Sri. P.K. Banerjee , Plot No- 54	Hotel Dream Fort
	Extent of the site considered for valuation	As per Regd. Sale deed	
15	Description of Adjoining properties		
	North		
	South		
	East		
	West	As per above	
	Survey No. if any	Plot No- 51	
17	Type of Building (Residential/ Commercial/ Industrial)	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		
	Height	Height of - G.Floor -11'0" ft. F.Floor - 10'6"	
	No of Floors	G +1 storied	
	Plinth area/Built up area floor wise	Built up area Ground Floor- 2720 Sft. First Floor - 2720 Sft.	Carpet area- G.F- 2176 Sft. F.F -2176 Sft.
	Year of construction	Approx. 21 years old	
	year of making alterations/ additional constructions	N.A	
	Estimated future life of Building	Approx. 70 years	
	Foundation	Pile foundation	
	Superstructure	Load bearing	
	Flooring	G.Floor - Mosaic , First floor - Mosaic	
	Door and windows	Wooden	
	Plaster	Cement mortar plaster	
	Roof	RCC	



19	Plinth area, Carpet area, and Saleable area to be mentioned separately and clarified	Built up area- Ground Floor- 2720 Sft. First Floor - 2720 Sft.
20	Any other aspect	No
III.	Town Planning Parameters	
1	Master plan provisions related to the property in terms of land use	Residential
2	Date of issue and validity of layout of approved map / plan	N.A
3	Approved map / plan issuing authority	N.A
4	Whether genuineness or authenticity of approved map / plan is verified	N.A
5	Any other comments by our empanelled valuers on authentic of approved plan	N.A
6	Planning area / zone	Patna
7	Development controls	Patna
8	Zoning regulations	N.A
9	FAR/FSI permitted and consumed	N.A
10	Ground coverage	N.A
11	Transferability of development rights if any Building bye-law provisions as applicable to the property viz setbacks, height restrictions, etc.	N.A
12	Comment of surrounding land uses and adjoining properties in terms of usage.	No
13	Comment on unauthorized construction if any	No
14	Comment on demolition proceeding if any	No
15	Comment on compounding / regularization proceedings	N.A
16	Comment on whether OC has been issued or not	N.A
17	Any other aspect	No
IV	Legal Aspects	
1	Ownership documents	Photo copy of Regd. Sale deed No-3720, dated 19.02.2010.
2	Name of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or Not ?)	SRI. DEEPAK YADAV, M.D of M/S Cosmos Hospitality & Estates Pvt. Ltd., S/o Sri. Jaswant Singh Yadav
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,	Empanelled Advocate
6	Details of lease if any,	No



7	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8	Agreement of easements if any.	N.A
9	Notification for acquisition if any	N.A
10	Notification for road widening if any	N.A
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)	N.A
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.	N.A
14	Comment on transferability of the property ownership	Easily transferable
15	Comment on existing mortgages charges /encumbrances on the property if any,	N.A
16	Comment on whether the owners of the property have issued any guarantee (Personal/corporate)as the case may be	No
17	Building Plan sanction, illegal constructions if any done without plan sanction/ violations.	No
18	Any other Aspect	Near-Road, Market & School etc.
V.	Economic aspect	
1	Details of the ground rent payable	N.A
2	Details of the monthly rent being received if any.	N.A
3	Taxes and other outgoings	N.A
4	Property Insurance	N.A
5	Monthly maintenance charges ,	N.A
6	Security charges etc.	N.A
7	Any other Aspect	No
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	Good
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.	Residential



VIII	Infrastructure Availability	
	(a)Description of aqua infrastructure availability in terms of (1) Water Supply (2) Sewerage /Sanitation (3) Storm water drainage	Available Not Available Not Available
	(b) Description of other physical infrastructure facilities viz. (1)Solid Waste Management (2)Electricity (3)Road and Public transportation connectivity (4)Availability of other public utilities Nearby (c) Social Infrastructure in terms of 1) School, (2) Medical facilities 3)Recreation facilities in terms of parks and open spaces.	No Available Available Nearby Nearby
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	Residential Good demand
X.	Engineering and technology aspect of the property	
1	Type of construction	Residential
2	Material and technology	Good
3	Specification	
	Foundation	Pile foundation
	Superstructure	1 st class Brick work
	Flooring	Ground floor – Mosaic, F.Floor –Mosaic
	Door and windows	Wooden
	Plaster	Cement mortar plaster
	Roof	RCC
	Special finish	No
4	Maintenance issue	Good
5	Age of the building	Approx. 21 years old
6	Total life of the building	Approx. - 69 years.
7	Extent of deterioration	No



8	Structural safety	Yes
9	Protection against natural disaster viz. earthquakes	No
10	Visible damage in the building if any	No
11	Common facility viz., lift, water pump, lights, security system, etc.	Available- Water Pump , Light etc.
12	System of air conditioning	No
13	Provision for firefighting copies of plans and elevations of the building to be included.	No
XI	Environmental factors	
(1)	Use of environment friendly building material, Green building techniques if any	No
(2)	Provision for rain water harvesting,	No
(3)	Use of solar heating and lighting system etc. presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII	Architectural and aesthetic quality of the property	
(1)	Descriptive account on whether the building is modern, old fashioned, etc, plain looking or with decorative elements, heritage value of applicable, presence of landscape elements, etc.	Simple residential house
XIII	Valuation	

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 /rejected 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, assumption made, basis adopted, supported data (in term of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

Area of Land - 11 Katha 6 Dhur = 11.3 Katha = 35.345 Dec. = 15393.4544 Sft. (1 Dec. = 435.52 Sft.)

Compound Wall - Height - 5 to 6 ft. Length - 500 rft. Type of construction- 5" thick Brick work

Built up area of Building - Ground Floor- 2720 Sft. First floor - 2720 Sft.

Govt. Rate of Land - @ Rs. 16,25,000/-per Dec.

Govt. Value of Land - Rs. 5,74,35,625.00

Prevailing Market rate of Land - Rs. 40,00,000 to Rs. 42,00,000/-per Decimal.

Adopted/Assessed rate of Land - @ Rs. 40,00,000/-per Decimal
Valuation

Estimated Market value of Land - Rs. 14,13,80,000.00 (Rs. Fourteen crores thirteen lakhs eighty thousand only)



Valuation of Building

Floor	Built up area	Year of construction	Rate of Construction	Construction Value (Rs.)	Depreciation	Nett Value after Depreciation (Rs.)
Ground floor	2720 Sft.	21 years	Rs. 2200/-per Sft.	59,84,000.00	12,56,640.00	47,27,360.00
First floor	2720 Sft.	21 years	Rs. 2200/-per Sft.	59,84,000.00	12,56,640.00	47,27,360.00
Compound wall	500 rft.	21 years	Rs. 1200/-per Sft.	6,00,000.00	1,26,000.00	4,74,000.00
Total				1,25,68,000.00	26,39,280.00	99,28,720.00
Total Value of Property						
Value of Land				Rs.	14,13,80,000.00	
Value of Compound wall and Building				Rs.	99,28,720.00	
Total				Rs.	15,13,08,720.00	
Total Market value of Property				Rs.	15,13,08,720.00	
				(Rs. Fifteen crores thirteen lakhs eight thousand seven hundred twenty only)		

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 15,13,08,720.00** (Rs. Fifteen crores thirteen lakhs eight thousand seven hundred twenty only) (Prevailing market rate along with details/reference of at least 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/Agreement of Immovable property	:	19.02.2010
ii)	Purchase price of Immovable property	:	Rs.1,75,00,000/-
iii)	Market Value of Immovable property	:	Rs. 15,13,08,720/-
iv)	Realizable value of Immovable property	:	Rs. 13,61,77,848/-
v)	Distress sale value of Immovable property	:	Rs. 12,10,46,976/-
vi)	Guideline Value If applicable, in the area where immovable Property is situated	:	Rs. 6,73,64,345/-

Place - Patna

Date - 07.12.2021



Signature

(Er. Vijay Kumar)

Govt. Approved. Valuer.

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APPENDIX V
DECLARATION FROM VALUERS

I hereby declare that-

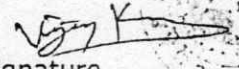
- a. The information furnished in my valuation report dated **07.12.2021** is true and correct to the best of my knowledge and belief and I have made an impartial and true Valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on **06.12.2021** The work is not sub-contracted to any other valuer and carried out by myself.
- 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 abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

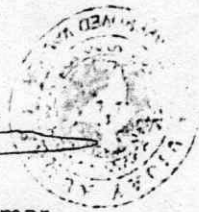
Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Land & Building
2	purpose of valuation and appointing authority	To assess the market Value of the property Assigned by Branch Manager.
3	identity of the valuer and any other experts involved in the valuation;	Govt. Regd. Valuer of Land & Building
4	disclosure of valuer interest or conflict, if any;	-
5	date of appointment, valuation date and date of report;	Date of Inspection - 06.12.2021 Date of Report - 07.12.2021



	Investigations undertaken;	Inspection of Property.
7	nature and sources of the information used or relied upon;	Owners Information & Local Enquiry,
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Method (As per Market Rates)
9	restrictions on use of the report, if any;	N.A
10	major factors that were taken into account during the valuation;	As per Local Enquiry.
11	major factors that were taken into account during the valuation;	As above
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.	Normal.

Date: 07.12.2021
Place: Patna


Signature
Er. Vijay Kumar
Govt. Approved Valuer



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APPENDIX VI
MODEL CODE OF CONDUCT FOR VALUERS

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

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 endeavour 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.



Independence and Disclosure of Interest

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.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. 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

20. 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

21. 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.
22. 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 organization, with which he/it is registered or any other statutory regulatory body.



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23. 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.

24. 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:

25. 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).

26. 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.

27. 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.

28. 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.

29. 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.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 07.12.2021
Place: Patna

Signature
Er. Vijay Kumar
Govt. Approved



Photographs of the property in the name of **Sri Deepak Yadav** , S/o Sri Jaswant singh Yadav , at mauza- Mainpura Moh- Patliputra Colony , thana- Digha , Distt- Patna.

