368 M/S JINDAL AMRAT CENTER
K.A. Sq. Sq. Cdn

VALUATION REPORT

PROPERTY : **Double Storey House**
MCB. No.-14/1, Street
Baba Ram Sarup Wali
Factory Road
Rampura Phul

OWNER : **Mr. Prem Kumar S/O**
Mr. Harbans Lal

ER. RAKESH K. GUPTA

APPROVED VALUER & CONSULTANT ENGINEER

BHATTI ROAD

BATHINDA

PH. 0164-2213308
M.98140-56751

Er. Rakesh K. Gupta		Phone: 2213308
B.E., (Civil) M.I.E., F.I.V, F.I.I.I.S.L.A.		Resi. : 2241958
Consultant Engineer & Approved Valuer		Mobile: 98140-56751
Panel Valuer: Income Tax, UBI, PNB & SBI		Office: 1st Floor, Balaji Complex, Near
Regd.No.177/CCIT/ASR/34AB/ITO(T)/10-11/2454		Baba Beri Wala, Bhatti Road, BATHINDA-151001.
GST No : 03AASPG0422G1Z7		PAN: - AASPG0422G

Ref No: RKG/SBI/20-21/Prem/368 Dated: 01/02/2021

Name & Address of Branch		State Bank of India, SARB, Civil Lines, Ludhiana
Name of Customer (s)/ Borrowal unit		M/S Jindal Arhat Center
(for which valuation report is sought)		Under SARFEASI Act 2002

1	**Customer Details**	
	Name	Mr. Prem Kumar S/O Mr. Harbans Lal
	Apl No	
2	**Property Details**	
	Address	MCB. No.-14/1, Street Baba ram Sarup Wali FactoryRoad, Rampura Phul, Tehsil- Phul
	Nearby Landmark/Google Map	Street Baba ram Sarup Wali
	Independent access to the property	Yes Independent
	Survey / Plot No. of land	--

3.	**Document Details**		Name of Approving Auth		
	Layout Plan	--	--	Approval No.	--
	Building Plan	--	--	Approval No.	--
	Construction Permission	--	--	Approval No.	--
	Legal Documents		Deed No:1154Dated: 12/08/2015		

4.	**Physical Details**			

	Adjoining Properties		Demarcation			Boundaries
		As per deed			As per deed	Actual
	East	47'-6"		East	H/O Mr. Amarjit Singh S/O Mr. Kaur Chand	H/O Mr. Amarjit Singh S/O Mr. Kaur Chand
	West	50'-0"		West	H/O Mr. Surinder Kumar S/O Mr. Chiranji Lal	H/O Mr. Surinder Kumar S/O Mr. Chiranji Lal
	North	20'-0"		North	Street	Street
	South	20'-0"		South	H/O Mr. Parkash Chand	H/O Mr. Parkash Chand

	Matching of Boundaries	Plot Demarcated	Approved Land Use	Type of Property
	Yes	Yes	Residential	House

	Total No of Floors	Floor on which The property is located	Approx age of the Property	Residual age of the Property	Plot Type of structure
	Triple storey	Ground, 1st & 2nd floor	21 years	39 years	Brick masonry

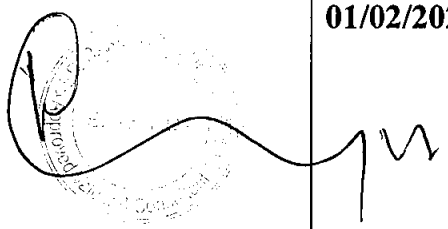
5.	**Tenure / Occupancy Details**				
	Status of Tenure		No of years of Occupancy	Relationship of tenant or owner	
	Owner Occupied		4 years	Nil	
6.	**Stage of Construction**				
	Stage of Construction			Completed	
7.	**Violations if any observed**				
	Nature and extent of violations			Nil	

	i. Mention the value as per Government Approved Rates also		Rs.1267000.00
	ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It has been observed that all the transations in the area take place as per prevailing market Rate. But sale deeds are normally executed at collector rate in order to avoid paying additional stamp duty. As such, documentary proof for prevailing market rate is not available
	Summary of Valuation		
	B. Guideline Value		
	a. Land:		108.33 sq. yard@ Rs.3700/- sq. yard Rs.400821.00 (a)
	b. Building:		Rs.866250.00
	Total (a+b)		Rs.1267071.00 Say Rs. 1267000.00
	ii. Fair Market Value		**Rs. 1765000.00**
	iii. Realizable Value		**Rs. 1500000.00**
	iv. Forced/ Distress Sale value		**Rs.1350000.00**

10.	**Assumptions/ Remarks**	B. Qualifications in TIR/Mitigation suggested, if any	**No**
		ii. Property is SARFAESI compliant:: Y/N	**Yes**
		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	**No**
		iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	**Already mortgaged with SBI, SARB , Civil Lines, Ludhiana**

		v. Details of last two transactions in the locality/area to be provided, if available.	**Not available.**
		vi. Any other aspect which has relevance on the value or marketability of the property	**No**

11	**Declaration**	B. The property was inspected by the undersigned on 01/02/2021. ii. The undersigned does not have any direct/indirect interest in the above property Iii The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank

12	**Name address & signature of valuer with Wealth Tax Registration No. CC/ASR/34AB/11**	**Signature of the valuer**	**Date of Valuation:**
	Er. Rakesh K. Gupta Consultant Engineer & Approved Valuer 1st Floor, Balaji Complex, Near Baba Beri Wala, Bhatti Road, Bathinda Regd.No.177/CCIT/ASR/34AB/ITO(T)/10-11/2454		**01/02/2021**
13	Enclosures Documents & Photographs (Geostamping with date) etc.		

Dated: 01/02/2021

Er. Rakesh K. Gupta		Phone: 2213308
B.E., (Civil) M.I.E., F.I.V, F.I.I.I.S.L.A.		Resi. : 2241958
Consultant Engineer & Approved Valuer		Mobile: 98140-56751
Panel Valuer: Income Tax, UBI, PNB & SBI		Office: 1st Floor, Balaji Complex, Near
Regd.No.177/CCIT/ASR/34AB/ITO(T)/10-11/2454		Baba Beri Wala, Bhatti Road, BATHINDA-151001.
GST No : 03AASPG0422G1Z7		PAN: - AASPG0422G

VALUATION REPORT

On the invitation of the Rep of SBI, SARB, Civil Lines, Ludhiana, I visited the property in presence of SBI official, owned by Mr. Lachhman Dass & Mr. Amar Nath S/O Mr. Jagan Nath to assess the Fair Market Value of the property. The valuation is based on the personal visit made on 01/02/2021, documents shown to me and the information provided by the bank.

LAND: This property is situated at Street Baba ram Sarup Wali FactoryRoad, Rampura Phul, Tehsil- Phul, having The total area of the property is: 108.33 sq. yard

4	**Physical Details**					
	Adjoining Properties		**Demarcation**			**Boundaries**
		As per deed			**As per deed**	**Actual**
	East	47'-6"		East	H/O Mr. Amarjit Singh S/O Mr. Kaur Chand	H/O Mr. Amarjit Singh S/O Mr. Kaur Chand
	West	50'-0"		West	H/O Mr. Surinder Kumar S/O Mr. Chiranji Lal	H/O Mr. Surinder Kumar S/O Mr. Chiranji Lal
	North	20'-0"		North	Street	Street
	South	20'-0"		South	H/O Mr. Parkash Chand	H/O Mr. Parkash Chand

The collector rate in the area is **Rs:3700/- sq. yard**. However, the prevailing market rate is Rs:**8300/-** sq. Yard to Rs.**8500/-** sq. Yard. As such, we have taken the market rate as the basis for assessment of value of property. Moreover, it has been observed that all tshe transations in the area take place as per the prevailing market rate. But the sale deeds are normally executed at collector rate in order to avoid paying additional stamp duty. As such, documentary proof for prevailing market rate is not available.

As per our enquiries, no transastion has taken place in the area in the recent past. Therefore, we are unable to provide spe cific details of the last two transactions in the area.

Er. Rakesh K. Gupta

Consultant Engineer & Valuer

I have contacted the various sources to find out the prevailing market rate in this area. The rate varies between Rs:8300/- to Rs.8500/- sq. yard Keeping in view all the factors like location, shape & size, I take the land rate to Rs.8300/- sq. yard. for this plot.

Area	:	108.33 sq. yard
Rate	:	Rs. 8300/- sq. yard
Amount	:	Rs: 899139.00 (a)

BUILDING : The house was locked, specifications & covered area noted outwardly.

Sr. No.	Description	Covered Area in Sqft.	Rate/- Sq.ft.	Amount
1.	Ground, 1st & 2nd floor	1650.00	525.00	866250.00

Land:		**Rs.** 899139.00
Building:		Rs. 866250.00
Total (a+b)		**Rs.1765389.00**
Say		**Rs.1765000.00**

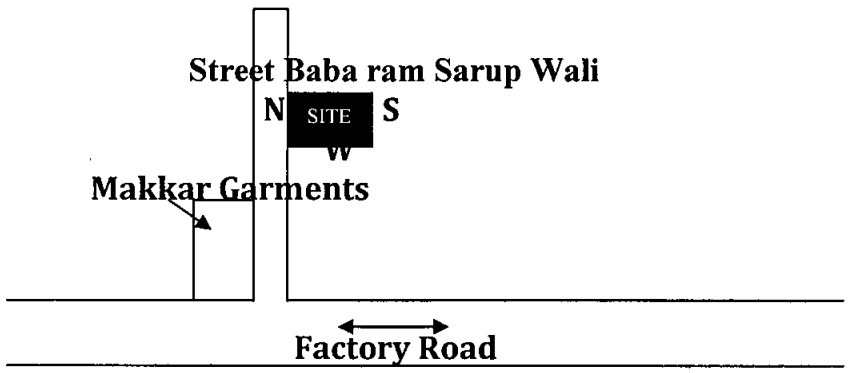
CERTIFICATE

Certified that fair market value of the property owned by Mr. Prem Kumar S/O Mr. Harbans Lal, MCB. No.-14/1, Street Baba ram Sarup Wali FactoryRoad, Rampura Phul, Tehsil- Phul and is **Rs:1765000/-** (Rupees Seventeen Lac Sixty Five Thousand Only), Realizable value will be **Rs: 1500000/-** (Rupees Fifteen Lac Only) & Distress value will be **Rs:1350000/-** (Rupees Thirteen Lac Fifty Thousand Only).

Dated : 01/02/2021

Er. Rakesh K. Gupta
Consultant Engineer & Valuer

ROUTE MAP (NTS) OF THE PROPERTY VALUED



Site of House owned by Mr. Prem Kumar S/O Mr. Harbans Lal, MCB. No.-14/1, Street Baba ram Sarup Wali FactoryRoad,
Rampura Phul