	भारतीय स्टेट बैंक आरएसीपीसी-1 द्वितीय तल, कैलाश टावर, गांधीनगर मोड़ के पास, टोंक रोड, जयपुर पिन- 302015	STATE BANK OF INDIA R A C P C-1 (HLC-1) 2nd Floor, Kailash Tower, Near Gandhi Nagar Mod Tonk Road PIN-302015 Jaipur

HLC-1/JAIPUR/2026-27/S **Date: 13.07.2026**

Registered A.D.

SPEED-POST

Mr. Sudhir S/o Mr. Dayanand Plot No 231/8 Pratap Line Military Cantonment Jaipur M Corp Rajasthan 302012	Mr. Sudhir S/o Mr. Dayanand 142 Ruriawas Jhajjar Matenhaila Haryana 124106

Sub.: Thirty Days notice of the sale of immovable secured assets under rules 8 (6) and 9 (1) of the security Interest (Enforcement) Rules, 2002

Dear Sir / Madam,

This has reference to the Demand Notice issued on **20.05.2025** under section 13(2) and possession notice in respect of the movable & immovable assets served & affixed on **19.09.2025** under section 13(4) and publication thereof in **Punjab keshari and Times of India on 14.07.2026** for the purpose of realizing secured assets for recovery of outstanding dues of the Bank in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under. You having failed to make payment towards the discharge of your liabilities to the Bank, it is proposed to sell the above movable & immovable secured assets.

As you have not made complete payment towards discharging of your liabilities sinful we have arranged to sale the Secured assets through E-Auction (Online Auction) on 13/08/2026 as detailed in the enclosed **"E-Auction Sale Notice".**

You are also requested to give your positive co-operation and support for the success of e-Auction and bring suitable buyer to purchase the Assets. A copy of e-auction notice with Terms & Conditions giving particulars as prescribed under rule 8(6) of the Security Interest Enforcement Rules, 2002 is enclosed here with for your information

Please Note that you may redeem your Assets within 30 days from the date of this notice by remitting the dues in full with up to date interest, cost and other miscellaneous expenses.

Date : 13.07.2026
Place : JAIPUR (RAJ.)

(AUTHORIZED OFFICER)

Description of the Immovable Properties (as per records available with the bank) :-	1. Reserve Price : 2. EMD Amount :
Plot No 28, Subh Abhilasha Scheme, Village- Amarpura, Tehsil-Phagi, Distt.- Jaipur Raj. **Total Measuring** **Area: 83.61 Sq Mtr** **CERSAI ID:-400015794047** **Surrounded By :** East : Plot No 13 West : Road 30' wide North : Plot No 29 South : Plot No 27	1. Rs. 5.40 Lakhs 2. Rs. 0.54 Lakhs

Enclosure : (1) E-Auction Notice and (2) Terms and conditions of e-auction.

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THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR IN THEACCOUNTOF 61343683050 (Home Loan) 61343688480 (Suraksha Account) PROPERTY WILL BE e-Auctioned ON 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THEIR IS' AND 'WITHOUT RECOURSE' BASIS

1	Name and address of the Borrower	1.Mr. Sudhir S/o Mr. Dayanand Plot No 231/8 Pratap Line Military Cantonment Jaipur M Corp Rajasthan 302012 2. Mr. Sudhir S/o Mr. Dayanand 142 Ruriawas Jhajjar Matenhaila Haryana 124106	
2	Name and address of Branch, the secured creditor	Address of Branch: State Bank of India, Home Loan Centre-1, 2nd Floor, Kailash Tower, Gandhi Nagar Mode , Tonk Road, Jaipur-302015 Ph. No. 0141-2745919 E-mail : sbi.10305@sbi.co.in	
3	Description of the movable and immovable secured assets to be sold.	Description of the Immovable Property with Known encumbrances	1 .Reserve Price 2.EMD Amount 3.BID Incremental Amount
		All The Part and Parcel of Plot No 28, Subh Abhilasha Scheme, Village- Amarpura, Tehsil-Phagi, Distt.- Jaipur Raj. Total Measuring Area: 83.61 Sq Mtr CERSAI ID:-400015794047 Surrounded By : East : Plot No 13 West : Road 30' wide North : Plot No 29 South : Plot No 27	1.Rs.5,40,000.00 2.Rs. 54000.00 3.Rs. 10,000.00
4	Details of the encumbrances known to the secured creditor.	Not known.	
5	The secured debt for recovery of which the property is to be sold	**Rs. 2,43,043 (Rupees Two Lacs Forty Three Thousand Forty Three Only)** inclusive of interest up to **15.07.2026** inclusive of interest upto 15.07.2026 plus further interest, cost, charges & other expenses etc.	
6	Deposit of earnest money	EMD Rs. 54,000/- (Rupees Fifty Four Thousand only) being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance.	
7	Reserve price of the immovable secured assets : **Bank account** in which EMD to be remitted. **Last Date** within which EMD	(1) Reserve price: Rs. 5,40,000 /- (Rupees Five Lacs Forty Thousand only) Bidder Global EMD wallet maintained with Baanknet. (Bidder / Purchaser to register on e- auction portal **https://baanknet.com/eauction-psb/bidder-registration** using his mobile number and email Id. Interested bidder may deposit Pre-Bid EMD with Baanknet portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank account and	

	to be remitted: **EMD**	updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e., on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to: A/c 37608356375 IFSC: SBIN0010305 Address of Branch: State Bank of India, Home Loan Centre-1, 2nd Floor, Kailash Tower, Gandhi Nagar Mode , Tonk Road, Jaipur-302015 Ph. No. 0141-2745919 E-mail : sbi.10305@sbi.co.in The account is in the name of: Br Parking Account
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**From 10:00 AM to 03:00 PM on 13.08.2026.** (With unlimited extensions of 10 min. each) **– On Line e-Auction Platform** (https://baanknet.com/eauction-psb/home)
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provideras mentioned above.	Platform (https://baanknet.com/eauction-psb/home) for e-Auction will be provided by Bank's e Auction service provider **at E-bikray portal**. The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website** https://baanknet.com/eauction-psb/home. This Service Provider will also provide online demonstration/training for the intending bidders/purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://sbi.co.in/web/sbi-in-the-news/auction-notices/ sarfaesi-and-others and (https://baanknet.com/eauction-psb/home). The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from Baanknet– portal (https://baanknet.com/eauction-psb/home)
11	a) Bid increment amount: b) Autoextension: unlimited times. (limited /unlimited) c) Bid currency & unitof	(i) **Rs. 10,000.00** (ii) 10 Minutes (iii) Indian Rupees (INR)

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	measurement	
12	**Date and Time** during which inspection of the immovable securedassets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date : **10.08.2026** Time : **11.00 AM to 03.00 PM** (1)Mukesh Meena : 0141-2745919 (2) Rajneesh : 9929869854 Email : sbi.10305@sbi.co.in
13	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password from Baanknet Portal may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in **website:** https://baanknet.com/eauction-psb/home > Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider at the Website https://baanknet.com/eauction-psb/home on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://baanknet.com/eauction-psb/home (direct link https://baanknet.com/eauction-psb/home) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (>=EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property. (d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from https://baanknet.com/eauction-psb/home in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode

		would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com/eauction-psb/home and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. **EMD amount of the unsuccessful bidders will be returned without interest.** (e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. (f) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the Bank/authorized officer will not be held responsible for that. (g) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://baanknet.com/eauction-psb/home, (direct link https://baanknet.com/eauction-psb/home) contact details of which are available on the e-Auction portal. (h) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (i) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering. (j) The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (k) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service

provider before participating in the e-auction.

(l) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

(m) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(n) The Authorized Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason.

(o) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(p) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(q) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(r) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.

(s) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

(t) The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

(u) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(v) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned Authorized officer of the concerned bank branch only.

(w) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.

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STATE BANK OF INDIA

		(x) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions. (y) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the authorized officer will not be held responsible for that. (z) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, actual area of the property, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. (aa) The property is being sold on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse**" **basis** and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/dues/ charges of any authority such as Sales Tax, Excise/GST/ Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid. (bb) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel.: 0141-2745919
14.	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known

Date: 14.07.2026
Place: JAIPUR

AUTHORIZED OFFICER

1 3

AASHIYANA

A DESIGN SPACE

ARCHITECT SAEED SILAWAT

B.ARCH., COA, A.I.V.,

One semester Course in Real Estate Valuation.

Architect, Engineer & Approved valuar

9414555937

aashiyana.bank@Gmail.com

Govt. Approved Valuer
Regd.Under Wealth Tax Act (Land & Building) CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23
Panel Valuar State Bank Of India (SBI)

Member of
Council of Architecture (COA)
Institution Of Valuer (IOV) REGD. :- A-24166

Council Of Engineers & Valuers (CEV)

3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar, Jaipur (Raj.) Pin code - 302003

Architect,
Engineer,
Valuer ,
Estimate.

Valuation Report

Ref.	219	TOTAL NOS. OF PRINTS WITH COVER (15) fifteen.	Date	13-11-25

PROJECT/ OWNER NAME'S

(I) SH. SUDHEER S/O SH. DAYANAND

File No. 48779, Loan A/c. No. 61343683050

SITE ADDRESS :-

PLOT NO. 28, SUBH ABHILASHA SCHEME, VILLAGE - AMARPURA, TEHSIL-PHAGI, DISTT.- JAIPUR (RAJ.)

Ph.- -

AASHIYANA A DESIGN SPACE JAIPUR 302018

AASHIYANA
A DESIGN SPACE

ARCHITECT SAEED SILAWAT
B.ARCH.

Architect, Engineer & Approved valuer
Panel Valuer for
Wealth tax(Land & building), S.B.I. & Aye Finance
CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23

9414555937
aashiyana.bank@Gmail.com

3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar, Jaipur (Raj.) Pin code - 302003

Format-A

FORMAT OF VALUATION REPORT
(to be used for all properties of value upto Rs. 5 crores)

Date : 13-11-25

Name of Bank : **STATE BANK OF INDIA**
Name of Bank of Branch : **BRANCH: SBI, RACPC, KAILASH TOWER, JAIPUR**

1	**Customer Details-**				
	Name	**(I) SH. SUDHEER S/O SH. DAYANAND**			
	Apl no.	File No. 48779, Loan A/c. No. 61343683050			
2	**Property Details-**				
	Address	**Plot No. 28, Subh Abhilasha Scheme, Village - Amarpura, Tehsil-Phagi, Distt.- Jaipur (Raj.)**			
	Contact No.	-			
	Nearby Landmark	Near by govt. school amarpura			
	Google Map Independed access to the property	Yes			
3	**Document Details-**				
	Document		Name of Approving Authority	Approval No.	
	Patta Lease	Yes	JDA	-	
	Building Plan	Yes	JDA	-	
	Construction Permission	Yes	JDA	-	
	Legal Documents	Yes	-	-	

AASHIYANA A DESIGN SPACE JAIPUR 302018

4	**Physical Details-**									

a) Adjoining Properties-

	East	West	North	South
As per Deed	Plot No. 13	Road 30'-0" Wide	Plot No. 29	Plot No. 27
As per actual	Plot No. 13	Road 30'-0" Wide	Plot No. 29	Plot No. 27

i)Matching of Boundaries-	Yes	**ii) Plot Demarcated-**	Yes	**iii) Approved Land use-**	Yes	**iv) Type of Property-**	Plotted

b) No. of Rooms

Living/ Dining	-	Bed Rooms	-	Toilets	-	Kitchen	-

Total No. of Floors	Floor on which the property is located	Approx age of the Property	Residual age of Property	Type of structure __ Rcc framed/stone/B B masonary
N.A.	N.A.	N.A.	N.A.	N.A.

5 Tenure / Occupancy Details

	Owned/Rented	No of years of Occupancy	Relationship of tenant or owner
Status of Tenue	Owned	-	N.A.

6 Stage of Construction

		If under construction, extent of completed
Stage of Construction	Vacant Plot	N.A.

7 Violations if any observed-

Nature and extent of violations	No

8 Area Details of the property

	East	West	North	South
As per Deed	20'-0"	20'-0"	45'-0"	45'-0"
As per actual	20'-0"	20'-0"	45'-0"	45'-0"

Site Area		Plinth Area		Carpet Area		Saleable Area		Remark
100	Sq.Yrd.	-	Sq.Ft.	-	Sq.Ft.	-	Sq.Ft.	

JAIPUR

9	**Valuation-**
i ii	Mention the value as per Government Approved Rates also valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. **Summary of Valuation,**

i. Guideline Value :

- Guideline Value of Land :

Land Area (Sq.Mtr.)	x	Dlc Rate (Sq.Mtr.)		
83.61	x	1100.00	=	91,971.00
0% Add Extra for coner plot.			=	0.00
				91,971.00
	Say total Value -		=	**91,971.00**

- Total Guideline Value of Land Value & Building Value) :

Building Value	+	Land Value		
0.00	+	91,971.00	=	91,971.00
	Total Guideline Value		=	**91,971.00**

a. Land :

Land Area (Sq.Yrd.)	x	Land Rate (Sq.Yrd.)		
100	x	6,000.00	=	6,00,000.00
	Say Land Value			**6,00,000.00**

b. Building :

We refered to construction rates plinth area basis, as laid down by pwd thru standing Order No. X-3/2021.

- Caluculation :

S. NO.	Floor/Details	Qty. (Sqm.)	Rate (Rs. Sqm.)	Value (Rs.)
(A)	Ground Floor (Load Bearing)	-	11,450.00	0.00
(B)	First Floor Plan	-	9,720.00	0.00
(C)	iii) Less for tinshed low cost	-	-	0.00
(D)	Compound Wall (Ht. 2.00 M.):-			
	Wall Length	0.00	Sq.mtr.	
	Wall Height	0.00	mt.	
	Total Lengh of Compound Wall	0.00	Rtm.	
	(Compound wall one meter high above ground level including ordinary gates) Cost :-1810/- Rmt.			0.00
	Total Cost (A+B+C+D)			**0.00**

JAIPUR 302018

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	Add for			
	i)	Floor & Terrace Flooring	0%	0.00
	ii)	Furniture	0%	0.00
	iii)	Electric Installation	5%	0.00
	iv)	Sanitary Fittings	5%	0.00
	v)	Less For Unfinished work	0%	0.00
2	**Value of building as on 2021(X-3/2021)**			0.000
3	Less Finishing Work (00% Paint Work, 0% Flooring)		0	0.00
4	Today's value including extra works as per indexation as on 2021(X-3/2021)		25%	0.00
5	Depericiated Value of building is 0 Year Old Construction (A)		1.00	0.00
6	Total Say Village of Building			**0.00**

c	**Total value of property on Market Rate (Land + Building Value) :-**	**6,00,000.00**
ii.	Fair Market Value	**6,00,000.00**
iii	Realizable value (Market valur - 10%)	5,40,000.00
iv	Forced/Distress Sale Value (Market valur - 20%)	4,80,000.00

10	**Assumptions/ Remarks**	i. Qualifications in TIR/Mitigation suggested, if any **N.A.**
		ii. Property is/Remarks is SARFAESI compliant:: No
		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. 0.5 km.
		iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. Data Not Available
		v. Details of last two transactions in the locality/area. to be provided, if available. Not available (i) N.A. (ii) N.A.
		vi. Any other aspect which has relevance on the value or marketability of the property (i) Normal
11	**Declaration**	i. The property was inspected by The undersigned on. Date:13-11-2025 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. have submitted Valuation report directly to the Bank.

JAIPUR 302018

12	Name address & signature of valuer with Wealth Tax Registration No.	Signature of the Valuer **SAEED SILAWAT** **CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23** **3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar, Jaipur (Raj.) Pin code - 302003**	Date of Valuation : 13-11-2025

13	**Enclosures**		
	a)	Layout plan sketch of the area in which the property is located with latitude and longitude.	N.A.
	b)	Building Plan	-
	c)	Floor Plan	-
	d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie' of the Valuer at the site.	Enclose
	e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	No
	f)	Google Map location of the property , Longitude/Latitude and co-ordinates of the property.	GOOGLE LOCATION (LATITUDE OR LONGITUDE , 26.70286,75.57555)
	g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclose
	h)	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) if any	N.A.
	i)	Any other relevant documents/ extracts.	No

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. 6,00,000.00 (Rupees: Six Lakh Only). The Realisable value of the above property is Rs. 5,40,000.00 (Rupees: Five Lakh Fourty Thousand Only). The book value of the above property as of is Rs. 6,00,000.00 (Rupees: Six Lakh Only). and the distress value Rs. 4,80,000.00 (Rupees: Four Lakh Eighty Thousand Only).

Signature

(Name and Official seal of the Approved Valuer)

Place : JAIPUR

Date : 13-11-25

Encl:

Declaration-cum-undertaking from the valuer (Annexure-III)

Model code of Conduct for valuer (Annexure XIV)

Photographs of property enclosed. (PAGE-I)
(I) SH. SUDHEER S/O SH. DAYANAND

Government of Rajasthan

REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN

Sub-Registrar : RENWAL MANJHI

List of Rural DLC Rate

Print Date : 13/11/2025

Time: 14:34:07PM

District: JAIPUR

Village Name & Classification		Category	Exterior(₹)	Interior(₹)	Unit
AMARPURA (अमरपुरा)					
1	SHUBH ABHILASHA - Residential SHUBH ABHILASHA - आवासीय	R	1100	1100	Sq Mtr

JAIPUR 302018

R - Residential, C - Commercial, A - Agriculture, I - Industrial, In - Institutional, Cx - Complex, Fh - Farm House, M - Mining, G - Godown, Rt - Resort, F - Firm

AASHIYANA
A DESIGN SPACE

ARCHITECT SAEED SILAWAT
B.ARCH.

Architect, Engineer & Approved valuer
Panel Valuer for
Wearth tax(Land & building), S.B.I. & Aye Finance
CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23

+ 919414555937
aashiyana.bank@Gmail.com

TO WHOM SO EVER IT MAY CONCERN

Name of Customer(s) Borrower Unit	:	(i) Sh. Sudheer S/o Sh. Dayanand
Property Address	:	Plot No. 28, Subh Abhilasha Scheme, Village - Amarpura, Tehsil- Phagi, Distt.- Jaipur (Raj.)

Subject : Difference in D.L.C. Value & Market Value.

Respected Sir,

With Reference To the above Cited Subject it is Submitted That, normally it is Viewed that There is a Difference Noticed in Between D.L.C. value and market/Realizable Distress Value, In all Most all the Properties in City/Village Area. The Reason Being Described as Below.

D.L.C. Value Depends Upon The Rates Of land Fixed by The District Level Committee For The Purpose Of Collection Of Stamp & Duty Charges On Transaction Of Properties. The Stamp & Duty Registration Department Does Not keep In View The Actual Market Rates Of land Which Are Clearly Notieed Ny other Govt. Department Like U.I.T. Municipal Corporation Etc. Minimum Auction Rate By A.D.A. or Municipal Corporation Ajmer published In Paper For The Purpose Of public and at The Same Time The D.L.C. Rate Of That Sector is so Much Lower Than This Auction Rate That We Cannot Compare Them. State Govt. Finance Department has Givan A Letter That D.L.C. Rate Does Not Reflect The Prevailing Market Rate (Copy Enclosed.). Knowing This Fact Even The State Taxation Authority/ High Court Has Delivered a Number of Jugments Implying That D.L.C. Rate Are Not Suitable For Derermination the Market value Of Land (Copy Enclosed). So Looking To All These facts Market Value Cannot be Compared With D.L.C. Value. Even High Court has Instructed That The D.L.C. Rates Must Not to Be Considered To Determine The Market Value Of land. So This is Your Information Please.

AASHIYANA-A DESIGN SPACE JAIPUR 302018 Ar. SAEED SILAWAT

Enclosed : Order Of Rajasthan Government & Information About Rajasthan Tax Board Judgement.

E-Mapping - Polygon based D... × Amarpura - Google Maps × Plots for Sale in Phagi Jaipur 1... × 18 Bigha Residential Plot & La... ×

magicbricks.com/propertyDetails/18-Bigha-Residential-Plot-FOR-Sale-Madhorajpura-in-Jaipur&id=4d423733373635333537

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Posted on: Aug 20, 25 Property ID: 73765357

₹5.40 Cr ₹208/sqft EMI - ₹1.87L | Get Loan offers from 34+ banks

Plot For Sale in Madhorajpura, Jaipur View on map

JDA Approved 5 Floors allowed

Plot Area	No Of Open Sides	Any Construction Done
18 bigha	3	No
Boundary Wall	**Transaction Type**	
No	Resale	

Contact Owner Get Phone No. Last contact made 3 days ago

More Details

Contact Owner

romit +91-80XXXXXXXX

Get Phone No.

1:34 PM 13-Nov-25

JAIPUR 302016

AASHIYANA
A DESIGN SPACE

ARCHITECT SAEED SILAWAT
B.ARCH.

Architect, Engineer & Approved valuer
Panel Valuer for
Wearth tax(Land & building), S.B.I. & Aye Finance
CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23

+ 919414555937
aashiyana.bank@Gmail.com

3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar, Jaipur (Raj.) Pin code - 302003

(Annexure-I)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

I, **SAEED SILAWAT** son/ daughter **SALIM SILAWAT** of do hereby solemnly affirm and state that:

a. I am a citizen of India
b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become 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.
c. The information furnished in my valuation report dated 13-11-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
d. I have personally inspected the property on **13-11-25** The work is not sub- contracted to any other valuer and carried out by myself.
e. Valuation report is submitted in the format as prescribed by the Bank.
f. 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.
g. I have not been removed/dismissed from service/employment earlier
h. I have not been convicted of any offence and sentenced to a term of imprisonment
i. I have not been found guilty of misconduct in professional capacity
j. I have not been declared to be unsound mind
k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
l. I am not an undischarged insolvent
m. 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
n. 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 and
o. My PAN Card number/Service Tax number as applicable is **BNPPS7545K**
p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
r. 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
s. 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
t. 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)
u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

AASHIYANA A DESIGN SPACE JAIPUR 302018

v. ~~I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)~~ (Strike off, if not applicable)

w. My CIBIL Score and credit worthiness is as per Bank's guidelines.

x. I am the proprietor / partner I authorized official of the firm / company, who is competent to sign this valuation report.

y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

z Further, I hereby provide the following information.

Name of Applicant: **(I) SH. SUDHEER S/O SH. DAYANAND**

S.No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Mention as in report
2	Purpose of valuation and appointing authority	To assess the fair market value.
3	Identity of the valuer and any other experts involved in the valuation;	self valuar, no other experts in the valuation
4	Disclosure of valuer interest or conflict, if any;	nothing
5	Date of appointment	13-11-25
	Inspection Date	13-11-25
	date of report;	13-11-25
6	Inspections and/or investtigation undertaken;	Land and building owner/ bank officer
7	Nature and sources of the infromation used or relied upon;	Market
8	Procedures adopted in Carrying out the valuation and valuation statndards followed;	Basic rate as per standing order X-3/2021
9	Restrictions on use of the report, if any;	Only bank Loan purpose
10	Major factors that were taken into account during the valuation;	nothing
11	Major factors that were not taken into account during the valuation;	nothing
12	Caveeats, limitations and disclaimers to the extent they explain or elucidate the limitaitions faced by valuer, which shall not be for the the purpose of limiting his responsibility for the valuation report.	Not Known

DATE : 13-11-2025
Place: JAIPUR

Signature

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

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness **(Annexure-II)**

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.

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.

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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 organisation with which he/it is registered or any other statutory regulatory body.

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 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.

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 organisation discredits the profession.

31 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 finance institutions and with knowledge of the concerned valuer.

32 A valuer shall follow this code as amended or revised from time to time.

Name of Applicant: **(I) SH. SUDHEER S/O SH. DAYANAND**

Signature of the Valuer
DATE : 13-11-2025
Place: JAIPUR

JAIPUR
302018

Name of the Valuer
SAEED SILAWAT

Address of the valuer
3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar, Jaipur (Raj.)
Pin code - 302003

Annexure-XIII

LETTER OF ENGAGEMENT TO VALUER

To,

DATE: 13-11-25

Aashiyana
A Design Space
3682, Babu ka Tiba, Near Naddafan Masjid, Ramganj Bazar,
Jaipur (Raj.) Pin code - 302003

Dear sir(s)/Madam

LETTER OF ENGAGEMENT

With reference to your empanelment with this organization, as a Valuer in asset class;(Land & Building Asset the undersigned on behalf of STATE BANK OF INDIA, BRANCH: SBI, RACPC, KAILASH TOWER, JAIPUR

(Branch/office, do hereby, engaged your service as valuer to assess the value of the property land & building, the particular of which are given below, for the purpose of Home Loan.

1 All the relevant supportive documents, n relation to ownership and identification of the assets, will be / are being provided by the bank on acceptance of/along with this letter. Other Documents, if any, required to undertake the assignment, have to be produced by you.

2 The professional fees. .(as agreed/negotiated with in the banks prescribed fees structure) Shall be paid by the Bank/Borrower within 45 days of the submission of the valuation report and its acceptance by the bank.

3 Please submit copy of the empanelment letter issued to you by the bank along with the copy of agreement with the bank and accepted terms & condition.

4 Particular of the assets to be valued.

A)	**Name of Owner & / or Leasehold by**	***(I) SH. SUDHEER S/O SH. DAYANAND***
B)	***Details of the Assets to be valued (Land & Building)***	
	Surver No.	-
	Extented Area	*100 Sq.Yrd.*
	Location Details	*Plot No. 28, Subh Abhilasha Scheme, Village - Amarpura, Tehsil- Phagi, Distt.- Jaipur (Raj.)*
	*Boundaries:	
	North	*Plot No. 29*
	South	*Plot No. 27*
	East	*Plot No. 13*
	West	*Road 30'-0" Wide*
C)	***Details of Title deeds or ownership documents (Please specify Sale Deed No. Etc.)***	
	Sale Deed No.	-
	Registered at / place of registration	-
	Date of Registration.	-

AASHIYANA-A DESIGN SPACE JAIPUR 302018

5 You will be indemnify and keep the bank fully and effectively indemnified against all coasts, claims , damages, demands, expenses, and liabilities of whatsover nature which may be caused to or suffered by or made or taken against Bank (Including ,without limitation, any claims or proceedings by any customer against Bank)directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission, by you or any of you personal or fraud or other wrongful act by you or by any of your personal or for any act of the yours which result in bank being provided with incorrect or incomplete information from you or any of your personnel.

6 You will also indemnity and keep the bank indemnified against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.

7 In addition to the above the bank reserves the right to adopt any or all of the following course/s of action unless the loss / claim, is not attributable to any act, omission or commission of the valuer or valuer's Personnel:

a) De-pannel and / or remove the name of valuer from the list of valuer's on the panel of the bank.

b) Blacklist the valuer and display the name of the valuer in the list of blacklisted Valuers.

c) Share the information of the such depanelment or removal or blacklisting with indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both.

d) Bring such depanelment or removal or blacklisting to the notice of insititude of Charted Engineers or any other similar professional body.

e) Any other measure for recovery of the amount of actual loss caused, which the Bank deems fit.

f) Any actions others than the aforesaid. Which the Bank deems fit.

8 Please ensure the valuation methodology used by you for the valuation of respective assests class, is in conformity to the "standadrs" as enshrined for valuation in the international valuation standards(IVS) in "General Standarts" and "Asset Standars" as applicable.

9 Please ensure that the format for valuation report is as per Bank,s prescribed formate (Copy enclosed).

10 You are required to submit the report in the format prescribed by the Bank within__________days from acceptance of the letter and ensure that the Valuation report is submitted to branch only in a "Sealed Cover Enelope".

11 Point no.5 , 6 , 7 are not applicable due to court w.p.pending in different high courts.

Yours faithfully.

For & On behalf of State Bank Of India

[Signature with seal]
Place: ____________

Date : ____________

Acknowledgement by valuer

JAIPUR 302018

[Signature of Valuer]
Place : JAIPUR

Date : 13-11-25

Copy to (i) Sh. Sudheer S/o Sh. Dayanand (owner of the assests with request to co-operate with the valuer appointed by the Bank).

For & On behalf of State Bank Of India

[Signature with seal]
Place : ____________

Date : ____________