

**BEFORE THE HON'BLE CENTRAL ELECTRICITY REGULATORY
COMMISSION, AT NEW DELHI**

IN

APPLICATION NO. 362/TD/2025

IN THE MATTER OF:

Application under Section 14 of the Electricity Act, 2003 read with Central Electricity Regulatory Commission (Procedure, Terms and Conditions for grant of trading licence and other related matters) Regulations, 2020.

AND IN THE MATTER OF:

DHARA POWER

...APPLICANT

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THROUGH

Nishant Kumar
**NISHANT KUMAR | ANIMESH KUMAR
SUMIT KUMAR | SHIKHAR KHANNA
ADVOCATES FOR THE APPLICANT**

Fiducia Legal, Advocates & Solicitors

D-314, GF, Defence Colony, New Delhi - 110024

Contact: +91-011-41666026/41666027

Email: desk@fiducialegal.in

Place: New Delhi

Date: 09.05.2025

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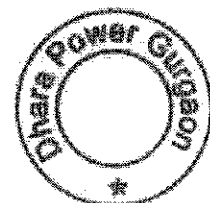
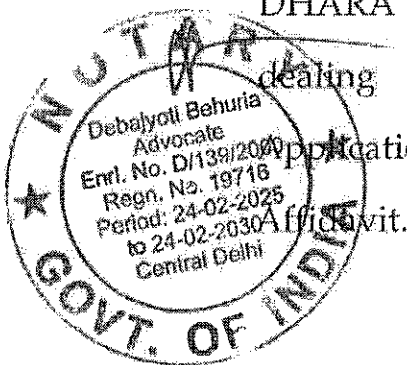
DHARA POWER

...APPLICANT

**COMPLIANCE AFFIDAVIT ON BEHALF OF THE APPLICANT/
DHARA POWER IN TERMS OF THE ROP DATED 02.05.2025 FOR
THE HEARING HELD ON 29.04.2025**

I, Sunil Kumar Jain, S/o Shri Dharam Pal Jain, aged about 57 years, working as the Executive Officer at DHARA POWER, residing at P-110 Extension Upper Ground Floor, Front Side Mohan Garden, Uttam Nagar, West Delhi, Delhi-110059, do hereby solemnly affirm and swear as under:

1. I state that I am the authorized representative of the Applicant/ DHARA POWER in the abovementioned matter, and I have been dealing with the matters relating to the abovementioned application, and as such I am fully competent to swear the present



Sunil Jain

2. I state that the Applicant herein had filed an application, being Application No. 362/TD/2025, before this Hon'ble Commission for grant of Category-IV Inter-State Trading License.
3. That the captioned matter was listed on 29.04.2025 before this Hon'ble Commission, wherein the Hon'ble Commission vide its ROP for the hearing held on 29.04.2025 directed the Applicant to file on affidavit, the following information:

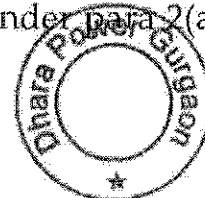
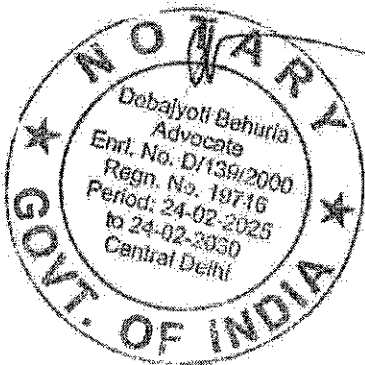
"2. Considering the submissions made by the learned counsel for the Petitioner, the Commission directed the Petitioner to file the following information on an affidavit within two weeks:

(a) The Commission observed that the special audited balance sheet dated 11.2.2025 is not supported by UDIN number which is a compulsory requirement as per The Institute of Chartered Accountants of India (ICAI). Re-submit the Special Audited Balance Sheet falling within 30 days immediately preceding the date of filing of the present application duly supported by UDIN of the practicing Chartered Accountant and Valuer's report.

(b) Clarify as to whether assets included in the Balance sheet are in the name of proprietor or firm. Furnish the details of the assets along with valuation which are in the name of Dhara Power.

(c) Re-submit the details of Professionals with clear mentioning the years of experience."

4. I state that in terms of the directions issued under para 2(a) of the



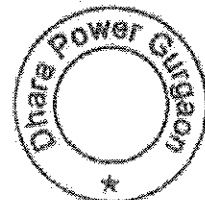
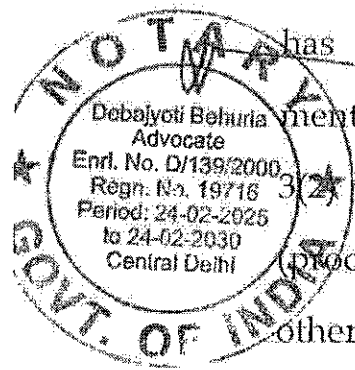
Sund Jain

ROP as extracted above, copy of the Special Audited Balance Sheet as on 05.05.2025 duly supported by UDIN of the practicing Chartered Accountant and Valuer's report is hereby submitted.

Copy of the Special Audited Balance Sheet as on 05.05.2025 duly supported by UDIN of the practicing Chartered Accountant and Valuer's report along with Net Worth Certificate as on 05.05.2025, is annexed herewith and marked as ANNEXURE A.

5. I state that in terms of the directions issued under para 2(b) of the ROP as extracted above, it is hereby clarified that the Applicant is a Sole Proprietorship entity and as such the assets belonging to the Sole Proprietorship shall be considered as the assets of the Applicant/ Dhara Power. Further, details of the assets in the name of Sole Proprietor of the Applicant are duly provided under the Special Audited Balance Sheet as submitted above and the valuation of such assets have also been mentioned thereunder.

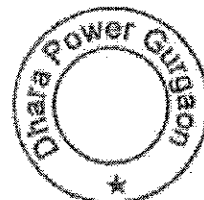
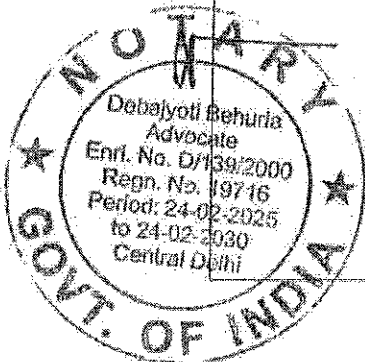
6. I state that in terms of the directions issued under para 2(c) of the ROP as extracted above, it is hereby submitted that the Applicant has duly submitted the details of the Professionals with clear mentioning the years of experience in accordance with Regulation 3(2) of the of the Central Electricity Regulatory Commission (procedure, terms and conditions for grant of trading license and other related matters) Regulations, 2020 and in this regard,



Smit Jain

reference may kindly be made to Annexure 11 (at page no. 90 to 94) of the main application. However, for the sake of convenience of this Hon'ble Commission, the said information is provided herein below:

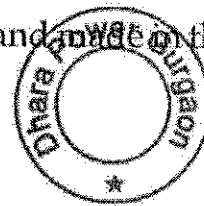
Name of the Professional	Qualifications	Area of Expertise	Years of Experience
Ms. Seema Tyagi	Cost and Management Accountant- THE INSTITUTE OF COST ACCOUNTANTS OF INDIA	Finance	15 Years
Mr. Swapnil Jain	B. TECH. (Electrical Engineering)- Rajasthan Technical University	Power System Operation/ Power Trading	14 Years



Swapnil Jain

7. That the Applicant herein humbly prays before this Hon'ble Commission to kindly take on record present affidavit along with the documents annexed hereto and the present affidavit may kindly be treated as the compliance of the directions issued by this Hon'ble Commission vide its RoP dated 02.05.2025 for the hearing held on 29.04.2025.

8. I state that the present Affidavit is bona fide and made in the interest of justice.



Sunil Jain

DEPONENT

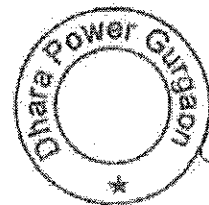
Arjunesh
I identified the deponent who
has signed in my presence.

VERIFICATION

I, Sunil Kumar Jain, the above named Deponent, do hereby verify that the contents of the above Affidavit are true to my knowledge, no part of it is false and nothing material has been concealed therefrom.

09 MAY 2025

Verified by me on this 09th day of May 2025 at New Delhi.



Sunil Jain

DEPONENT



CERTIFIED THAT THE DEPONENT
Sri/Smt. *Sunil Kumar Jain*
No. *W/O. D. D. Jain*
R/o. *Dhara Power Gujrat*
Identified by Shri/Smt. *Arjunesh*
as Solemnly affirmed before me at
New Delhi on *09 MAY 2025* SI. No. *113*
That the contents of the affidavit which have
been read & explained to him are true and
Correct to this knowledge.

W
Notary Public



K.K.Sansi & Co.

Chartered Accountants

ANNEXURE-A

OFFICE : 10159, 2ND FLOOR, PADAM SINGH ROAD,

KAROL BAGH, NEW DELHI-110005

PH. NO. : 011-41450919, 9810014706

E-mail : kksansi@gmail.com

Auditor's Report

To M/s Dhara Power (Prop. Mrs. Swati Mittal)

Report on the Financial Statements

We have audited the accompanying financial statements of M/s Dhara Power (Prop. Swati Mittal), which comprise the special purpose balance sheet as at 5th May, 2025.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Proprietorship firm in accordance with the accounting practices followed as per the prescribed guidelines. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Proprietorship firm's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Proprietorship Firm's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

We further report that we have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our Audit. In our opinion, proper books of accounts have been kept by the Proprietorship firm as far as appears from our examination of those books. We also report that the annexed statements of accounts are in agreement with the said books of accounts.

We also made an attempt to examine the transaction on the test basis for regularity, reasonability, prudence, and also the impact of various laws with a view to appraise the propriety of expenditure.

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give a true and fair view in accordance with the accounting principles generally accepted in India **except the Residential property situated at C- 2636 Sushant lok-1 Gurugram Haryana under the Fixed assets has been shown on its realizable value as on 11.01.2025 i.e. Rs.10,66,00,000/- as per approved valuer's report (valuation report enclosed);**

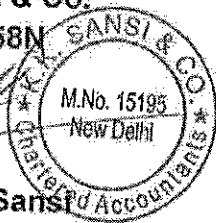
In the case of special purpose Balance Sheet, of the state of affairs of the Proprietorship Firm as at 5th May, 2025.

Further, we report that:

- (a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Proprietorship firm so far as it appears from our examination.
- (c) The balance sheet dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the financial statements comply with the relevant accounting standards issued by the Institute of Chartered Accountants of India.

For K.K. Sansi & Co.

FRN No. 002258N



Kewal Kumar Sansi

Proprietor

Membership Number 015195

Date: 09.05.2025

Place: New Delhi

UDIN: 25015195BMIEVK2376

DHARA POWER
(Sole Proprietorship firm of Swati Mittal)
Special Purpose Balance Sheet as on 05.05.2025

Liabilities	Amount	Assets	Amount
Proprietor Capital Account	162,032,198	Fixed Assets	
Mrs Swati Mittal		(As per Schedule-A attached)	124,050,005
		Investments	7,440,585
		(As per Schedule-B attached)	
		Current Assets	680,000
		(As per Schedule-C attached)	
		Loans & Advances	24,303,187
		(As per Schedule-D attached)	
		Cash & Bank Balances	5,558,421
		(As per Schedule-E attached)	
Total	162,032,198	Total	162,032,198

* As per Schedule A, the property's cost at serial no. 3 under the Fixed Assets has been shown on its realizable value as on 11.01.2025 as per approved valuer's report (valuation report enclosed)

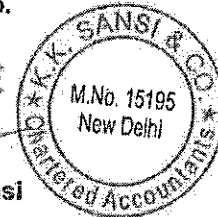

Swati Mittal

Place : Gurugram
Date : 09/05/2025

Auditor's Report
" As per our audit report of even date Annexed"
For K.K. Sansi Co.
FRN No. 002258N



Kewal Kumar Sansi
Proprietor
Membership Number 015195
UDIN: 25015195BMIEVK2376



DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Schedule - A : Fixed Assets

S. No.	Particulars	Amount
1	Land at Rajkagujar	1,500,000
2	Flat at B-15/2, DLF Phase-1	15,950,005
3	Residential Property at C-2636, Sushant Lok-1 *	106,600,000
	Total	124,050,005

* As per Schedule A, the property's cost at serial no. 3 under the Fixed Assets has been shown on its realizable value as on 11.01.2025 as per approved valuer's report (valuation report enclosed)

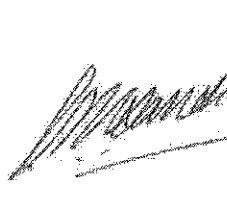





DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Schedule - B : Investments

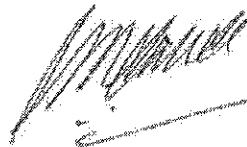
S. No.	Particulars	Amount
1	Public Provident Fund	1,703,595
2	Jewellery	1,000,000
3	Share Capital with Studiokon Ventures Pvt. Ltd.	50,000
4	Share Capital with Instinct Infra & Power Ltd.	1,559,800
5	Share Capital with Swash Tech Solutions Pvt. Ltd.	627,190
6	Share Capital with Studiokon Interior Products Pvt. Ltd.	2,500,000
	<u>Total</u>	<u>7,440,585</u>

DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Schedule - C : Current Assets


S. No.	Particulars	Amount
1	FDRs'/FFDs with Punjab National Bank	680,000
	<u>Total</u>	<u>680,000</u>


DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Schedule - D : Loans and Advances

S. No.	Particulars	Amount
1	Advance for Property at Anetha, Gurgaon	1,253,187
2	Salil Gupta	19,550,000
3	Ravi Gupta	3,500,000
	<u>Total</u>	<u>24,303,187</u>

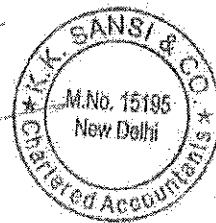




DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Schedule - E : Cash and Bank Balances

S. No.	Particulars	Amount
1	Cash in Hand	15,000
2	Punjab National Bank - Savings A/c	54,202
3	Kotak Mahindra Bank - Savings A/c	210,893
4	Citi Bank - Savings A/c	231,901
5	ICICI Bank - Savings A/c	4,046,425
6	ICICI Bank - Current A/c	1,000,000
	Total	5,558,421



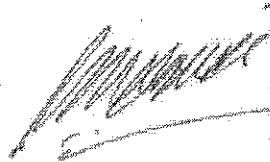


DHARA POWER
(Sole Proprietorship firm of Swati Mittal)

Annexure : Fixed Assets

S.No.	Particulars	Amount	Rate of Depreciation	WDV as on 05.05.2025
1	Land at Rajkagujar	15,00,000	0%	15,00,000
2	Flat at B-15/2, DLF Phase-1	1,59,50,005	0%	1,59,50,005
3	Residential Property at C-2636, Sushant Lok-1 *	10,66,00,000	0%	10,66,00,000
	Total	12,40,50,005		124,050,005

* As per Schedule A, the property's cost at serial no. 3 under the Fixed Assets has been shown on its realizable value as on 11.01.2025 as per approved valuer's report (valuation report enclosed)


DHARA POWER

S.No.	Particulars	Value as on 05.05.2025
1	Net Worth (in Lakh)	1,820
2	Current ratio	30541608.0
3	Liquidity ratio	30541608.0





K.K.Sansi & Co.
Chartered Accountants

OFFICE : 10159, 2ND FLOOR, PADAM SINGH ROAD,
KAROL BAGH, NEW DELHI-110005
PH. NO. : 011-41450919, 9810014706
E-mail : kksansi@gmail.com

Date: 09.05.2025

NET WORTH STATEMENT

This is to certify that the Net worth of Mrs. Swati Mittal Proprietor M/s Dhara Power, R/o M1425 B, The Magnolias, Golf Course Road, Gurugram as on 05.05.2025 is as under:

S. No.	PARTICULARS	ESTIMATED MARKET VALUE ON 05.05.2025
	Assets	
1	Property and Investment in Assets	124,050,005
2	Investments in shares	4,736,990
3	Investments in PPF	1,703,595
4	Investments in Gold	1,000,000
5	Fixed Deposit with Bank	680,000
6	Loan & Advance given	24,303,187
7	Cash & Bank Balance	5,558,421
	Total Assets	162,032,198
	Liability	0
	Net Worth (Assets - Liability)	162,032,198

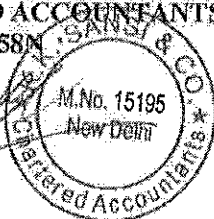
(Rupees Sixteen Crore Twenty Lakh Thirty Two Thousand One Hundred Ninety Eight Only)

I further certify that the above statement has been provided on the basis of information given to us.

This certificate is being issued at the request of our client.

For K.K. SANSI & CO.,
CHARTERED ACCOUNTANTS,
F.R.No: 0002258M

(K.K. SANSI)
M.No. 015195
UDIN: 25015195BMIEVJ6059



Date : 11.01.2025.

Ph. 9953751148 (M)
8527400244 (M)

Er. Ajay Mahajan, M. Tech (Str.).

Nationalised Bank Panel, Govt. approved, Wealth Tax & IBBI Registered Valuer
(IBBI/RV/02/2022/15022) & Chartered Engineer (MIE-1791103).

Office: Prop. No.: D-52, 2nd Floor, South City-II,
Gurugram, Haryana.

VALUATION REPORT.

2024-2025.

The valuation report is prepared for Mrs. Swati Mittal for NET WORTH purpose.

Owner : Mrs. Swati Mittal W/o Mr. Tushar Mittal.


Property address : Freehold Residential Independent House no.:
2636 (MCG Property ID: 1C794BQ0), Block-C in
the residential colony known as Sushant Lok
Phase-I situated in and around villages Sarhaul,
Chakkarpur, Silokhra and Kanhai, Tehsil
Wazirabad, District Gurugram (Hr.).


Y.O.C : 1997

Market Value	₹ 12,54,00,000.00
Realizable Value	₹ 10,66,00,000.00
Distress Sale Value	₹ 9,41,00,000.00
Circle Value (Govt. value)	₹ 4,72,12,510.00
Insurance Value	₹ 40,20,850.00

COVER PAGE.

The valuation report is used for NET WORTH purpose only.


Er. Ajay Mahajan
M.Tech (Structure)
Approved Valuer L&B (IBBI & Wealth Tax)
IBBI Reg. No., IBBI/RV/02/2022/15022
Chartered Engineer (MIE 1791103)

 Er. Ajay Mahajan. GOVT. APPROVED VALUER, CHARTERED ENGINEER (MIE-1791103), STRUCTURAL CONSULTANT. BANK PANEL VALUER (WEALTH TAX & IBBI Registered). BE. (CIVIL), M.Tech. (Structure), P.G. Diploma (Adv. Conc. Structure) & "CERTIFIED VALUER MANAGER OF REAL ESTATE: VMRE" IBBI Registration No.: IBBI/RV/02/2022/15022. Registration No. Under Sec. 34 AB of Wealth Tax Act – (फा.सा : मु.आ.आ / पंच / 2015-16 / 5507). FIV: 23338.		Office: Prop. No.: D-52, 2nd Floor, Block-D, South City-II, Gurugram (Hr.). Mob. 8527400244 & 9953751148. Email: valuerajaymahajan@gmail.com.	
1)	Registration number issued by IBBI (Insolvency and Bankruptcy Board of India)	IBBI/RV/02/2022/15022.	
a)	Registration number Under Section 34 AB of Wealth Tax Act (Govt. Of India) :	Registration No. Under Sec. 34 AB of Wealth Tax Act – (फा.सा : मु.आ.आ / पंच / 2015-16 / 5507).	
b)	Registration Number under Institution Of Valuers (India):	Life Fellow Membership Number / Approved Valuer Number : FIV : 23338.	
	Name of Persons for which Property Valuation is Made	Mrs. Swati Mittal.	
	Valuer's Ref. No. : Q4-2024-2025-447	Date :	11.01.2025.
	Purpose for which Valuation report is made	<u>To know the Fair Market Value of Property for NET WORTH of individual for applying for Power Trading License at Central Electricity Regulatory Commission.</u>	
	Note: The Property name, address, area, etc., are based on the property/ ownership documents provided by the owner of the property Mrs. Swati Mittal W/o Mr. Tushar Mittal. Mrs. Swati Mittal is present at the time of our visit to the property.		
2)	a) Date of inspection of property	10.01.2025.	
	b) Date on which the valuation report is made	11.01.2025.	
3)	List of documents produced for perusal:		

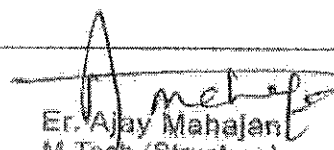
	<p>Following ownership document have been provided to us:</p> <p>1. Transfer deed in blood relation of valued property dated 23-12-2024 registration no.: 18420 between Mr. Tushar Mittal in favor of his wife Mrs. Swati Mittal. The deed is registered at Sub-Registrar office Wazirabad.</p> <p>2. Sale deed of valued property dated 22-04-2010 registration no.: 1875 by Mrs. Hanita Chawla & Mr. Amar Chawla in favor of Mr. Tushar Mittal. The deed is registered at Sub-Registrar office Gurugram.</p> <p>3. Sale deed dated 02-07-1998 registration no.: 4676 by M/s Ansal Properties & Industries Ltd. in favor of Mr. Santosh Desai, Mrs. Vibha Desai & Mr. Ramesh N Desai. The deed is registered at Sub-Registrar office Gurugram.</p> <p>4. Occupation Certificate of valued property dated 14-07-1997 memo no. 5266 issued by Senior Town Planner Gurgaon in favor of M/s Ansal Properties & Industries Ltd.</p> <p>5. Construction agreement dated 26-03-1995 between M/s Ansal Properties & Industries Ltd. and Mr. Santosh Desai, Mrs. Vibha Desai & Mr. Ramesh N Desai.</p> <p>6. Handing over of Bungalow dated 21-01-1998 to Mr. Santosh Desai, Mrs. Vibha Desai & Mr. Ramesh N Desai.</p> <p>7. Latest Property Tax Notice Cum Bill dated 11.01.2024 of property in favour of Owner Mrs. Swati Mittal. The property ID is 1C794BQ0. The tax due is Nil.</p>	
4.a)	Name of the Owner and his / their address (es) (details of share of each owner in case of joint ownership).	<p>Owner (s): Mrs. Swati Mittal W/o Mr. Tushar Mittal. Aadhar no: 6483-2400-1223. Pan Card no: AHBPG5294J. Contact no: 9810855317. Ownership: As per deed sole ownership in favor of Mrs. Swati Mittal. Share: As per deed 100% share in favor of Mrs. Swati Mittal.</p>
5)	Brief description of the property (including leasehold/freehold etc.):	
	<p>The property valued is a FREEHOLD independent residential house in a gated Licensed colony named as "Sushant Lok Phase -I", C-Block, Gurugram. It is near to AMITY INTERNATIONAL SCHOOL. The whole property of Ground floor + 1 storied building was built in 1997 (age = 28.0 years). All approvals, OC, etc., are available.</p> <p>The property areas are as:</p> <p>The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.</p> <p>The construction area as per occupation certificate / handing over letter (Ground floor + 1 Storied) = 2773.00 Sq. Ft.</p> <p>The property contains:</p> <p>Ground Floor: 2 Bedrooms + 1 D/D + 2 Toilets/ Baths + 1 Kitchen + 2 Servant room + 1 Toilet + 2 Open Spaces.</p> <p>First floor: 2 Bedrooms + 2 Toilets/ Baths + Lobby + Balconies.</p> <p>The house is very well furnished with modular kitchen, wardrobes, wood/ marble/ tiles flooring, AC's. etc.</p> <p>Mrs. Swati Mittal is the owner of the property & is present at the time of our visit to the property.</p>	

	<p>The Land rate (per Sq. Yd.) = Rs. 290000.00. The construction rate (per Sq. Ft.) = Rs. 2500.00. The Property is tenant occupied at the time of our visit. The approximate rental value of the similar building in the near-by area is between Rs. 150000.00 per month. The Local Property Dealers consulted: 1.S L ESTATE: 9540059036. 2.BHUTANI ESTATE : 9999957076.</p>	
6)	Location of the property	
	a) Plot No. / Survey No.:	Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).
	b) Door No.:	
	c) T. S. No.: / Village	
	d) Ward / Taluka	
	e) Mandal / District	
7)	Postal address of the property	Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).
8)	City / Town	Gurugram City.
	Residential area	Yes.
	Commercial area	No.
	Industrial area	No.
9)	Classification of the area	
	a) High / Middle / Poor	High.
	b) Metro / Urban / Semi Urban / Rural	Urban.
10)	Coming under Corporation limit / Village Panchayat / Municipality.	Municipal Corporation Gurugram.
11)	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	NA.

12)	In case it is an agricultural land, any conversion to house site plots is contemplated.	No.	
13)	Boundaries of the property	As per deed	Actuals
	North	C-2637.	House no: C-2637.
	South	C-2635.	House no: C-2635.
	East	Road.	House entry / Road 12.0 m wide.
	West	Land (Amity School).	Amity International School.
14.1)	Dimensions of the site	A	B
		As per deed	Actuals
	North	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.	
	South		
	East		
West			
14.2)	Latitude, Longitude and Coordinates of the site.	Latitude:	28.455650° N.
		Longitude:	77.077601° E.
15)	Extent of the site	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.	
16)	Extent of the site considered for valuation (least of 14.1A & 14.1B).	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.	
17)	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	The whole property is tenant occupied at the time of our visit. Expected Rental value from the whole property is Rs. 150000.00 per month.	
II CHARACTERISTICS OF THE SITE.			
1	Classification of the locality	Residential.	
2	Development of surrounding areas	Residential.	

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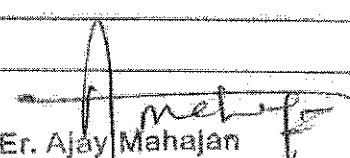
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Er. Ajay Mahajan
 M.Tech (Structure)
 Approved Valuer L&B (IBBI & Wealth Tax)
 IBBI Reg. No. IBBI/RV/08/2022/15022
 Chartered Engineer (MIE 1791103)

3	Possibility of frequent flooding / submerging.	NA.
4	Feasibility to the Civic amenities like school, hospital, bus stop, market, etc.	All amenities are situated near by.
5	Level of land with topographical conditions.	Levelled land.
6	Shape of land	Rectangular.
7	Type of use to which it can be put	Residential.
8	Any usage restriction	Residential area.
9	Is plot in town planning approved layout?	Yes .
10	Corner plot or intermittent plot?	Intermittent plot.
11	Road facilities	Available.
12	Type of road available at present	Bituminous road.
13	Width of road – is it below 20 Ft. or more than 20 Ft.	12.0 Mt. wide road is available.
14	Is it a land – locked land?	No.
15	Water potentiality	Available.
16	Underground sewerage system	Yes available.
17	Is power supply available at the site	Yes available.
18	Advantages of the site:	
	i) Good location, gated society, near to amenities, etc.	
	ii) Good transport facilities available.	
19	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).	NA.
PART A - VALUATION OF LAND.		

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1	Size of plot	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.			
	North & South				
	East & West	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.			
2	Total extent of the plot.	The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd.			
3	Prevailing market rate (along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas).	The market rate of Land as per local market surveys is between Rs. 285000.00 to Rs. 310000.00 per Sq. Yd. The market rate of land taken is Rs. 290000.00 per Sq. Yd.			
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	The Land rate (per Sq. Yd.)	₹ 1,02,850.00		
5	Assessed / adopted rate of valuation (Market).	₹ 2,90,000.00	per Sq. Yd. for Land.		
6	Estimated value of land.	418.6	Sq. Yd	₹ 2,90,000.00	₹ 12,13,94,000.00
PART B - VALUATION OF BUILDING.					
1	Technical details of the building				
a	Type of Building (Residential / Commercial / Industrial).	Residential.			
b	Type of construction (Load bearing / RCC / Steel Framed).	RCC framed structure.			
c	Year of construction	Year of Construction: 1997. Age of building = 28.0 years. The residual life of building = 52.0 years (with proper maintenance).			
d	Number of floors and height of each floor including basement, if any.	G.F + 1 Storied. Floor to Floor height around 3.0 Mt. No basement.			
e	Plinth area floor-wise	The construction area as per occupation certificate / handing over letter (Ground floor + 1 Storied) = 2773.00 Sq. Ft.			

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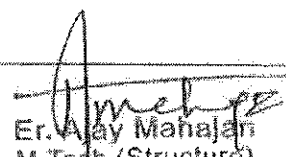
f	Condition of the building	
i)	Exterior – Excellent, Good, Normal & Poor	Good.
ii)	Interior - Excellent, Good, Normal & Poor	Good.
g	Date of issue and validity of layout of approved map / plan.	Occupation Certificate of valued property dated 14-07-1997 memo no. 5266 issued by Senior Town Planner Gurgaon in favor of M/s Ansal Properties & Industries Ltd.
h	Approved map / plan issuing authority	Senior Town Planner Gurgaon / DTCP Haryana
i	Whether genuineness or authenticity of approved map / plan is verified.	Yes verified.
j	Any other comment by our empanelled Valuer on authenticity of approved plan/map.	The Occupation certificate is authentic.

Specifications of construction (floor-wise) in respect of:

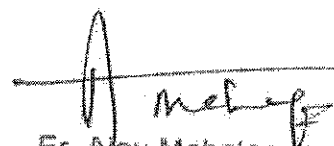
S No.:	Description	Ground floor	Other floors
1	Foundation	RCC.	
2	Basement	No.	
3	Superstructure	RCC Framed Structure.	
4	Joinery / doors & windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber).	Wood, Steel, UPVC & glass.	
5	RCC works	M20.	
6	Plastering	1 Cement & 4 Sand.	
7	Flooring, Skirting, Dadoing	Wood, Marble & Tiles, etc.	
8	Special finish like marble, granite, wooden paneling, grills, etc.	The house is very well furnished with modular kitchen, wardrobes, wood/ marble/ tiles flooring, AC's. etc.	
9	Roofing including weather proof course	Done.	

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10	Drainage	Available.						
11	Compound Wall	Yes.						
	Height	As per site.						
	Length	As per site.						
	Type of Construction	Brick work.						
12	Electrical Installation	Available.						
	Type of wiring	Internal conducting.						
	Class of fittings (superior/Ordinary/poor)	Good .						
	Number of light points	As/ site.						
	Fan points	As/ site.						
	Spare plug points	As/ site.						
	Any other item	As/ site.						
13	Plumbing Installation	Yes.						
	Number of water closets and their type	As/ site.						
	Number of wash basins	As/ site.						
	Number of urinals	As/ site.						
	Number of bath tubs	No.						
	Water meter, taps, etc.	Available.						
	Any other fixtures	As/ site.						
DETAILS OF VALUATION.								
Sr. No.	Particulars of the item.	Plinth area (Sq.Ft.).	Roof height	Age of building.	Estimated replacement rate of construction in Rs. Per Sq. Ft.	Replacement cost in Rs.	Depreciation in Rs. @ 1.5 % per annum.	Net construction value after depreciations in Rs.


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	The construction area (Ground floor + 1 Storied)	2773.00	3.0 Mt.	Age of bldg. = 28.0 years & Residual age = 52.0 years.	₹ 2,500.00	₹ 89,32,500.00	₹ 29,11,650.00	₹ 40,20,850.00
	Total						Rs.	₹ 40,20,850.00
PART C - EXTRA ITEMS.								
					Already added in Part II of Valuation.			
	Portico							
	Ornamental front door							
	Sit out / Verandah with steel grills							
	Overhead water tank							
	Extra steel /collapsible gates							
	Total							
PART D - AMENITIES.								
					Already added in Part II of Valuation.			
	Wardrobes							
	Glazed tiles							
	Extra sinks and bath tub							
	Marble/ ceramic tiles flooring							
	Interior decorations							
	Architectural elevation works							
	Paneling works							
	Aluminium works							
	Aluminium hand rails							
	False ceiling							
	Total							
PART E - MISCELLANEOUS.								


Er. Ajay Mahajan
M.Tech (Structure)

Approved Valuer - L&B (IBBI & Wealth Tax)
IBBI Reg. No.. IBBI/RV/Q2/2022/15022
Chartered Engineer (MIE 1791103)

Separate Toilet Room	Already added in Part II of Valuation.
Separate Lumber Room	
Separate water tank/ sump	
Trees/ Gardening	
Total	
PART F - SERVICES.	
Water Supply Arrangements	Already added in Part II of Valuation.
Drainage Arrangements	
Compound Wall	
C.B. deposits, fittings, etc	
Pavement	
TOTAL	
PART-II VALUATION.	
For the purpose of Valuation the following factors are taken under consideration :	
1) The property valued is a FREEHOLD independent residential house in a gated Licensed colony named as "Sushant Lok Phase -I", C-Block, Gurugram. 2) The means of transport are readily available in the area. 3) The property is situated in a residential area. 4) The water & electric connections are available in the area.	
VALUATION METHODOLOGY.	
(1) Mention the value as per Government approved rates also.	
(2) In case of variation of 20% or more in the valuation proposed by the valuer and Guideline value provided in the state Govt. Notification or income Tax Gazette Justification on variation has to be given.	
Approach used in valuation report: Market approach – Sales Comparison. Method used in valuation report: Land & building Method. Market rates have been assumed based on local market surveys, discussion with local property dealers, local residents, online property sites (99acres, MagicBricks, etc.). Saleability: Availability of similar properties in the near-by locality is there. Demand is more & supply is less.	

VALUATION METHODOLOGY.				
(1) Mention the value as per Government Approved Rates also.				
(2) In case of variation of 20% or more in the valuation proposed by the valuer and Guideline value provided in the state Govt. Notification or income, Tax Gazette Justification on variation has to be given.				
Value of built up area (at prevailing circle rate) as per area category and building age.				
VALUE OF BUILDING.				
Circle Rate / Guideline Rate (of Construction).				
The construction area (Ground floor + 1 Storied)	2773.00	Sq.Ft.	1500.00	₹ 41,59,500.00
Total:				₹ 41,59,500.00
Structure : RCC framed struture. Door / Window : Wood, Steel, UPVC, Glass, etc. Flooring : Wood, Marble, Tiles, etc.				
The Market rate (Construction) / Insurance value.				
The construction area (Ground floor + 1 Storied)	2773.00	Sq.Ft.	₹ 2,500.00	₹ 69,32,500.00
Sub Total				₹ 69,32,500.00
Less : Depreciation				₹ 29,11,650.00
Depreciated value			Rs,	₹ 40,20,850.00
VALUE OF LAND.				
Item	Total Area (Sq. Yd.).	Rate per Sq.Yd. (in Rs.)		Land value (in Rs.).
(1) Guide Line Value	418.6	₹ 1,02,850.00		₹ 4,30,53,010.00
(2) Fair Market Value	418.6	₹ 2,90,000.00		₹ 12,13,94,000.00
(3) Realizable Value	418.6	₹ 2,46,500.00		₹ 10,31,84,900.00

	(4) Forced/Distress Sale Value	418.6	₹ 2,17,500.00	₹ 9,10,45,500.00
SUMMARY OF VALUATION.				
		Land Value (Rs.)	Building Value (Rs.)	Total value (Rs.)
	(1) Guide Line Value	₹ 4,30,53,010.00	₹ 41,59,500.00	₹ 4,72,12,510.00
	(2) Fair Market Value	₹ 12,13,94,000.00	₹ 40,20,850.00	₹ 12,54,14,850.00
	(3) Realisable Value	₹ 10,31,84,900.00	₹ 34,17,722.50	₹ 10,66,02,622.50
	(4) Distress Sale Value	₹ 9,10,45,500.00	₹ 30,15,637.50	₹ 9,40,61,137.50
	Insurance Value (as on date)		Rs.	₹ 40,20,850.00
Total abstract of the entire property.				
	Part- A	Land	₹ 12,13,94,000.00	
	Part- B	Building	₹ 40,20,850.00	
	Part - C	Extra items	Already considered in Building construction cost.	
	Part - D	Amenities	Do.	
	Part - E	Miscellaneous	Do..	
	Part - F	Services	Do.	
		Total	₹ 12,54,14,850.00	
		Say	₹ 12,54,00,000.00	
	The Fair Market value of property in words : Rupees Twelve Crore & Fifty-Four Lakh only.			
	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. 125400000.00 (Rupees Twelve Crore & Fifty-Four Lakh only)**. The Realisable value of the above property as of is **Rs. 106600000.00 (Rupees Ten Crore & Sixty-Six Lakh only)** and the distress value is **Rs. 94100000.00 (Rupees Nine Crore & Forty-One Lakh only)**.

Value	Amount Rounded Off (in rupees)
Fair Market value (FMV)	₹ 12,54,00,000.00
Realisable Value (85% of FMV)	₹ 10,66,00,000.00
Distressed value(75% FMV)	₹ 9,41,00,000.00
Circle rate / Guideline Value	₹ 4,72,12,510.00
Insurance Value	₹ 40,20,850.00

Share of Mrs. Swati Mittal in Fair Market Value of Property (100%) = Rs. 12.54 Crore.

Place: Gurugram.

Date: 11.01.2025.


Name & official seal of Approved Valuer.

Approved Valuer L&B (IBBI & Wealth Tax)

IBBI Reg. No., IBBI/RV/02/2022/15022

Chartered Engineer (MIE 1791103)

(For Office purpose Only - for approving authority)

The undersigned have inspected the property detailed in the Valuation Report dated on We are satisfied the Fair & Reasonable Market value of the property is Rs. (Rupees..... only).

Place:

Date:

Signature
(Name of the officer with official seal)

In case of variation of 20% or more in the valuation proposed by the valuer and the Guidelines value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	The above valued residential property is situated in the developed sector and availability of the plot/house in this area is less in comparison to demand of the plot/house. That is why, the market rate of the property is higher in comparison to Circle rates of the District. So, due to the above reason difference in guideline value and market value is more than 20%.
Detail of last 2 transactions in the locality / area to be provided, available.	As the sale transactions in the locality are not available so we are providing copies of property Portal of 99-Acres and other online sites for assessing the nearby value in the particular area.

Enclosure:

1. Declaration from the valuer in Format E (Annexure II of the Policy on Valuation of Properties and Empanelment of valuers).
2. Model code of conduct for valuer (Annexure III of the Policy on Valuation of Properties and Empanelment of Valuers).
3. Enclosure of Photograph of owner / representative with property in background.
4. Screen shots of Longitude/ latitude.

DECLARATION FROM VALUERS: FORMAT E (Annexure-II).**I hereby declare that:**

- a. I am a citizen of India.
- b. The information furnished in my valuation report dated 11.01.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- c. I have no direct or indirect interest in the property valued.
- d. Property was personally inspected on 10.01.2025. Rates are verified by Mr. Ajay Mahajan. The report is prepared by Mr. Ajay Mahajan. The work is not sub- contracted to any other valuer and carried out by myself.
- e. I have not been removed/ dismissed from service/ Employment earlier.
- f. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- g. I have not been found guilty of misconduct in my professional capacity.
- h. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- i. I have not sub-contract the work to any other valuer and carry out the work myself.

(Signature)
Er. Ajay Mahajan
M. Tech (Structure)

Approved Valuer L&P (IBDI & Wealth Tax)
 IBDI Reg. No., IBDI/V/02/2022/15022
 Chartered Engineer (MIE 1791103)

j. 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.

k. I have read the International Valuation Standards (IVS) and the report submitted to the Bank/ Authority 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.


l. I abide by the Model Code of Conduct for empanelment of valuer in the Bank/ Authority. (Format - F signed copy of same to be taken and kept along with this declaration)

m. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
I am IBBI Certified Valuer (IBBI Registration No.: IBBI/RV/02/2022/15022).

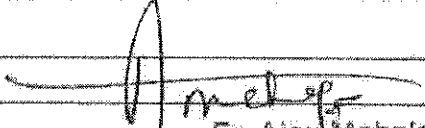
n. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

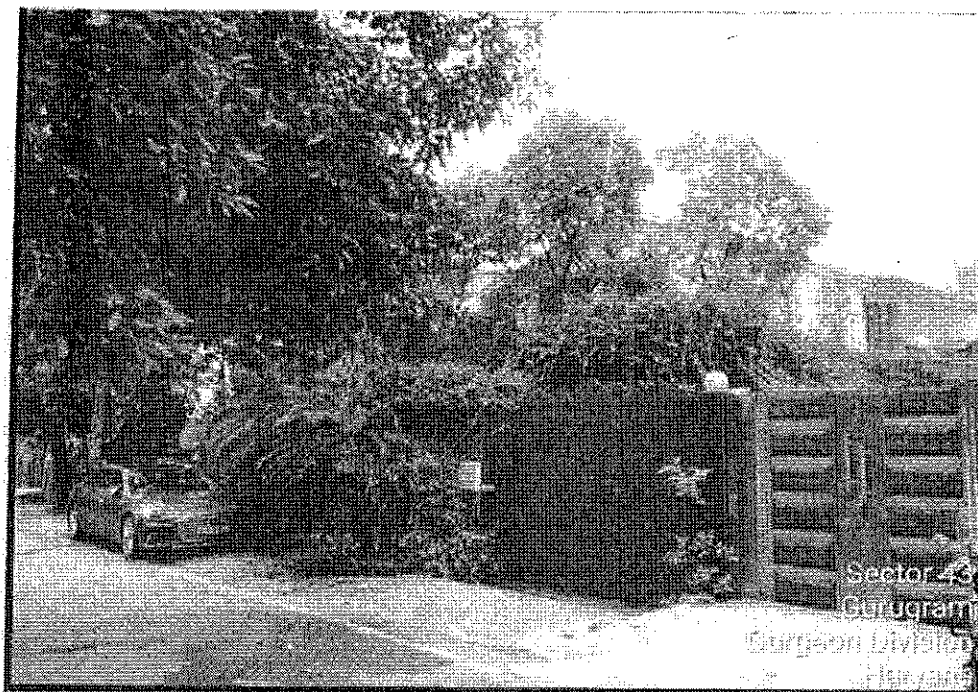
o. Further, I hereby provide the following information.

	Particulars	Valuer comment
1	Background information of the asset being valued.	The property valued is a FREEHOLD independent residential house in a gated Licensed colony named as "Sushant Lok Phase -I", C-Block, Gurugram.
2	Purpose of valuation and appointing authority.	Purpose: To know the Fair Market Value of Property for NET WORTH of individual for applying for Power Trading License at Central Electricity Regulatory Commission. Appointing authority: Mrs. Swati Mittal W/o Mr. Tushar Mittal (Pan Card no: AHRPG5294 I)
3	Identity of the valuer and any other experts involved in the valuation.	Er. Ajay Mahajan (IBBI & Wealth Tax registered Valuer).
4	Disclosure of valuer interest or conflict, if any.	NA
5	Date of appointment, valuation date and date of report.	Appointed on / Visit done on : 10.01.2025 Valuation made on: 11.01.2025
6	Inspections and/or investigations undertaken.	Site visit, Site photographs, Measurements, Discussions with local property dealers, etc.
7	Nature and sources of the information used or relied upon.	Site visit, Opinions of property dealers, Online sites, DLC rates, etc.

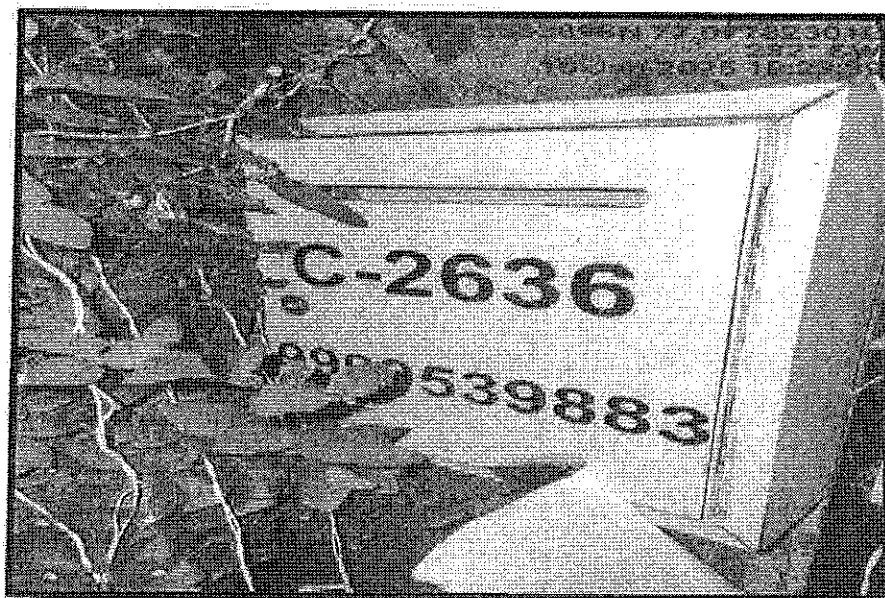
8	Procedures adopted in carrying out the valuation and valuation standards followed.	The Land & Building method (sales comparison / market approach) have been adopted in this valuation report. All latest valuation standards have been followed.
9	Restrictions on use of the report, if any.	<u>This Valuation Report is to be used only by Mrs. Swati Mittal W/o Mr. Tushar Mittal for NET WORTH of Individual for applying for Power Trading License at Central Electricity Regulatory Commission purpose only.</u> <u>This valuation report is not valid for court / legal purpose.</u>
10	Major factors that were taken into account during the valuation.	The prevailing market rates of land / construction, the present status of the property, surroundings, locality, amenities, sanitation, quality of life, strength of building, market values, etc.
11	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.	NA.
Place:		Gurugram.
Date:		11.01.2025.
<p style="text-align: center;">  Signature of Govt. approved Valuer with seal of the firm. MODEL CODE OF CONDUCT FOR VALUERS (Annexure III) </p>		
<p>All valuers empanelled with banks/ authorities shall strictly adhere to the following code of conduct:</p>		
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 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 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 organisation discredits the profession.	
	Place:	Gurugram.
	Date:	11.01.2025.
 Signature of Govt. Approved Valuer with seal of the firm		

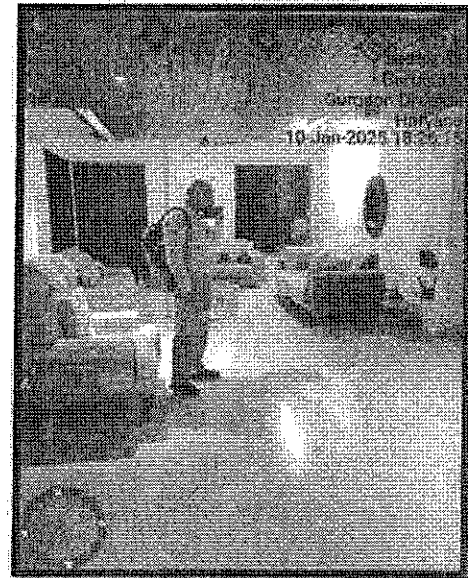
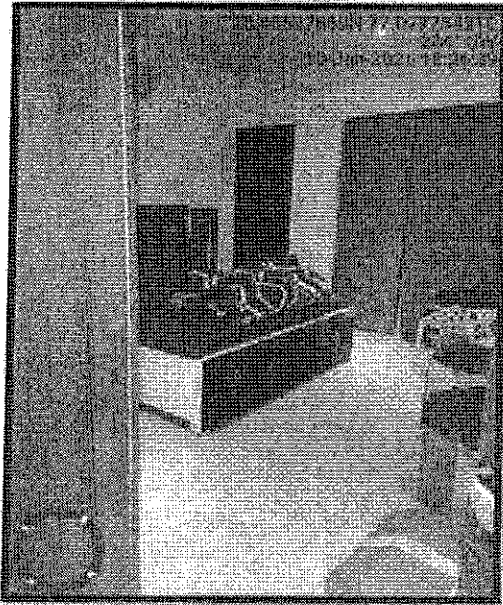
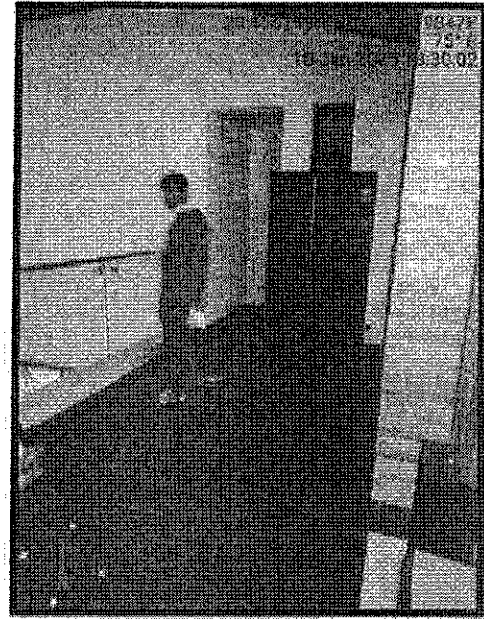
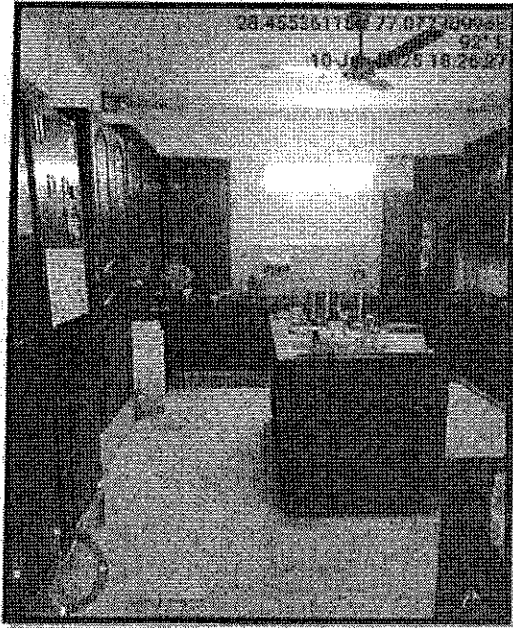


Valued property.



Property number plate.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).



Prop. Pics.

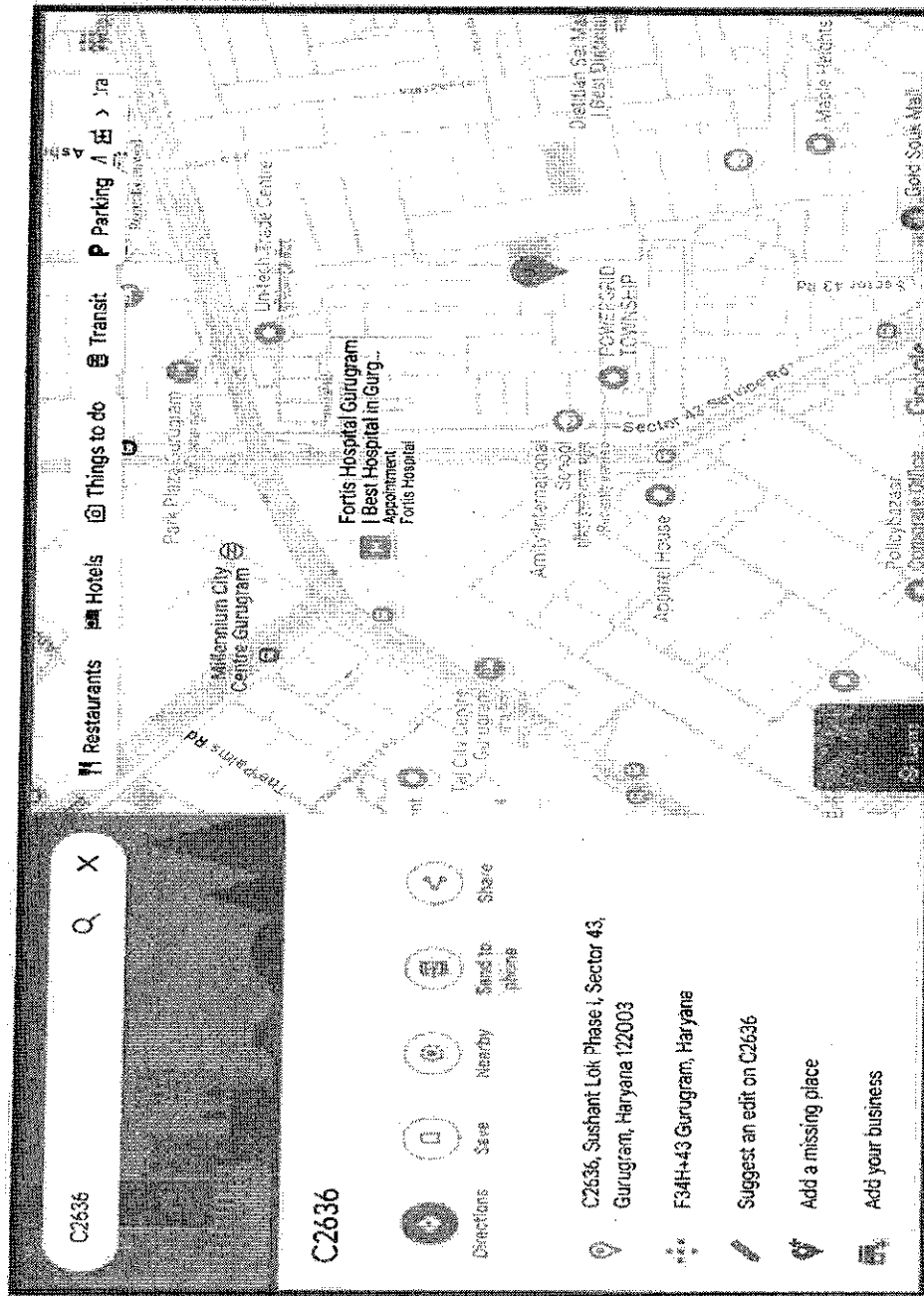
Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

Tehsil: Wazirabad		19NO	227700	19NO	19NO
Sushant Lok Phase-I	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
Sushant Lok Phase-II	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
Sushant Lok Phase-III	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
Sushant Lok Phase-IV	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700
	19NO	19NO	19NO	19NO	19NO
	227700	227700	227700	227700	227700

Circle / Guideline rate of land.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

Er. M. T. Mahajan
M. Tech (Structure)
Approved Valuer L&B (IBBI & Wealth Tax)
IBBI Reg. No. IBBI/RV/02/2022/15022
Chartered Engineer (MIE 1791103)

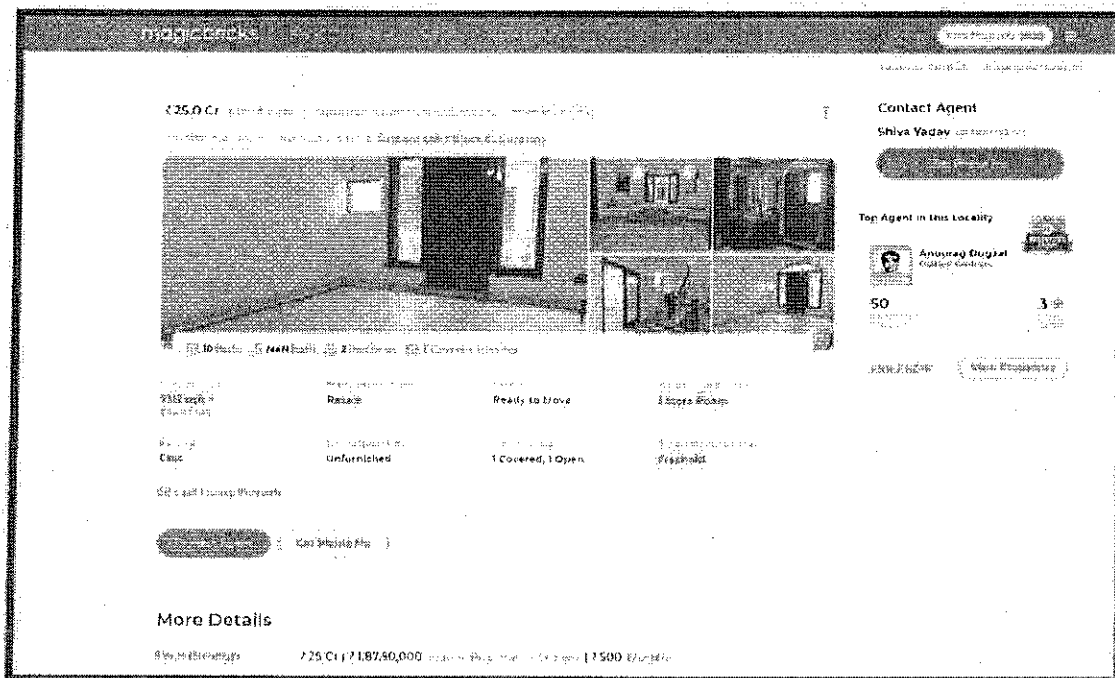
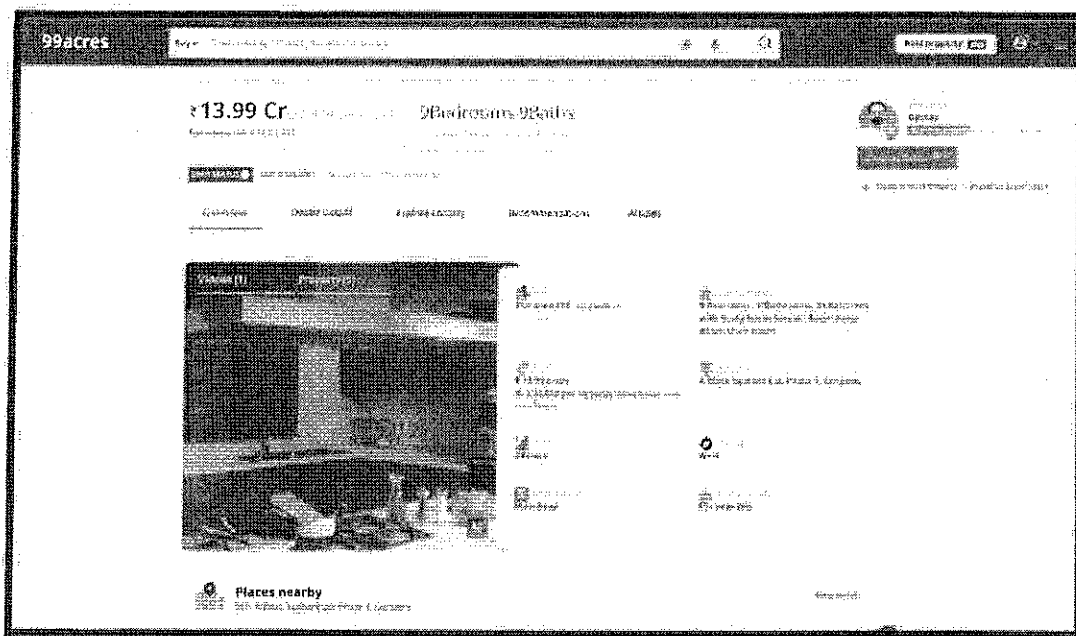


Google location of property.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

A. Mahajan
En. Ajay Mahajan
 M. Tech (Structure)

Approved Valuer L&B (IBBI & Wealth Tax)
 IBBI Reg. No.. IBBI/RV/02/2022/16022
 Chartered Engineer (MIE 1791103)




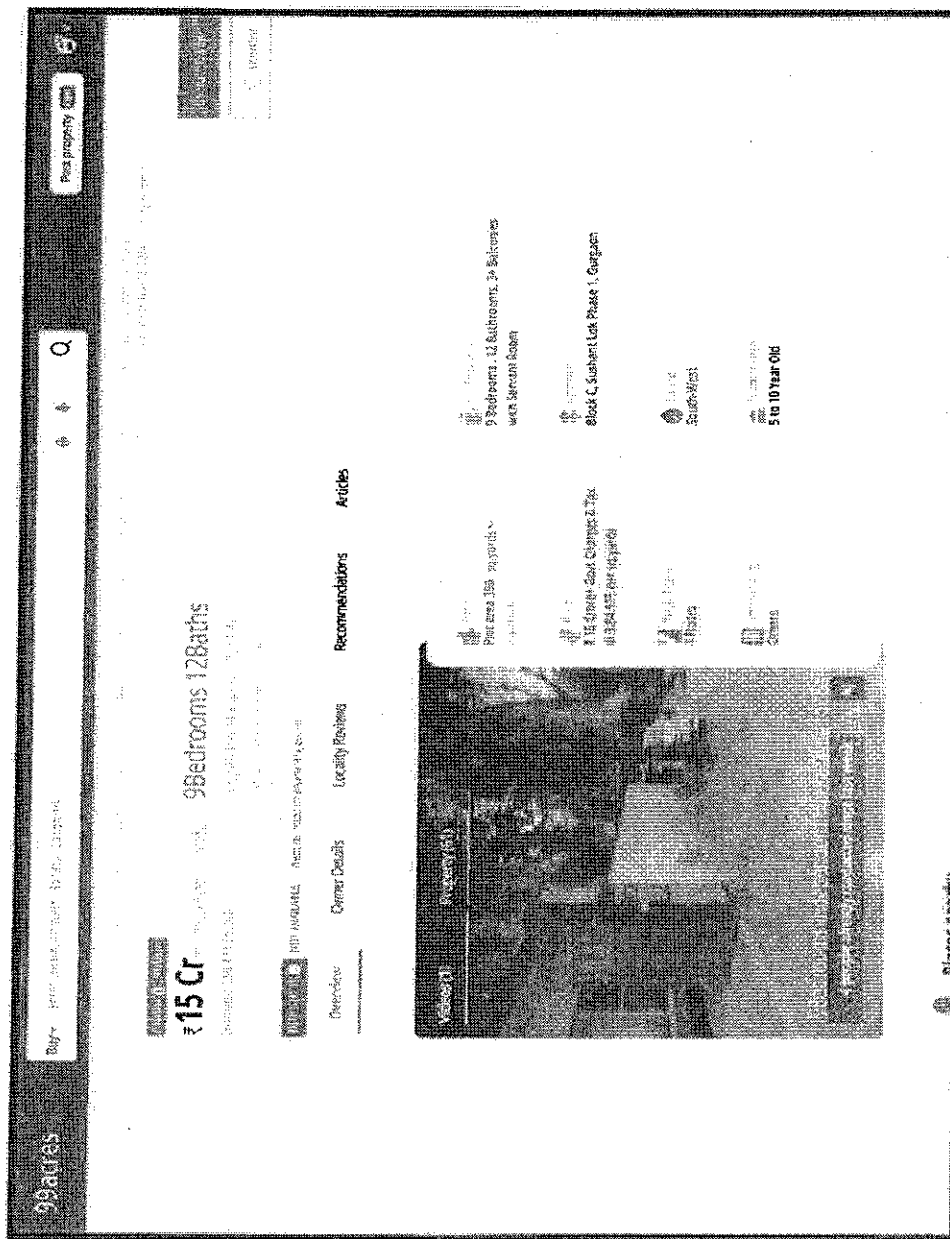
Online Market rates.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

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The valuation report is used for NET WORTH purpose only


E. Ajay Mahajan
M.Tech (Structure)
Approved Valuer L&B (IGBI & Wealth Tax)
IGBI Reg. No. 1881/RV/02/2022/15022
Chartered Engineer (MIE 1791103)



Online Market rate.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

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The valuation report is used for NET WORTH purpose only.

(Signature)
Mr. Ajay Mahajan
 M. Tech (Structure)
 Approved Valuer L&D (IBBI & Wealth Tax)
 IBBI Reg. No.: IBBI/RV/02/2022/15022
 Chartered Engineer (MIE 1791103)



18420
23-12-2024

TRANSFER DEED

This Transfer Deed is executed in blood relation under Order of Haryana Government Gaz. (Extra.) notification dated 16th June 2014 under Section 91(a) of Indian Stamp Act, 1899 and Letter issued by Add. Chief Secretary & Financial Commissioner to Government of Haryana, Chandigarh Vide No. E.O.52/C.A.2/1899/8.9/2014 dated 16th June 2014.

This TRANSFER DEED has been executed Tehsil Wazirabad, Distt. Gurugram on this 23rd day of December, 2024 BETWEEN Mr. Tushar Mittal (Aadhaar No. 5147-8927-3441 & PAN No. AOXPM6626H) Son of Shri Satish Chand Mittal Resident of New Colony, Rudawal (Bharatpur) Rajasthan-321403, and presently residing at 1425B, DLF Magnolia, DLF Golf Drive, Gurugram-122002, Haryana, (hereinafter called the TRANSFEROR)

IN FAVOUR OF MY WIFE

Mrs. Swati Mittal (Aadhaar No. 6483-2400-1223 & PAN No. AHBPG5294J) Wife of Mr. Tushar Mittal Resident of 1425B, DLF Magnolia, DLF Golf Drive, Gurugram-122002, Haryana, (hereinafter called the TRANSFEREE).

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Transfer deed in favour of Owner.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

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Dr. Ajay Mahajan
M.Tech (Structure)
Pr. RVB Valuer L&B (IGBI & Wealth Tax)
IGBI Reg. No., IBBI/RV/02/2022/16022
Chartered Engineer (MIE 1791103)

Page: 2

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OCCUPATION CERTIFICATE

(3) (1)

To
Ansul, Plot No. 2636, Block-C, Sarhau,
Freehold Residential Independent House, No. 2636

Memo No. 1266 STP/AY/.....

Subject: Occupation Certificate in respect of Residential/Industrial/Commercial building on Plot No. 2636, Sarhau Colony, Sarhau, Block-C, Freehold Residential Independent House, No. 2636 Town Gurgaon

Whereas you have applied for the issuance of an occupation certificate as required under rule 47(1) of the Rules 1965 of Act No. 41 of 1963 in respect of the building described above, I hereby:

(i) grant permission for the occupation of the said building as per the following details after considering the details mentioned in show cause Notice No. 2668 Dt. 28/12/2022.

(ii) refuse permission for the occupation of the said building for reasons given below:

Ground Floor - Living Room, Dining Room, Kitchen, Lobby, Two Bed Room, Two Toilet.
Two Dress, Garage and Two Store.

First Floor - Lobby Store, One Bed Room, Ser. Room with lobby and toilet, Dress and Two Store.

Senior Town Planner
Gurgaon

Encl. No. STP(O)/..... Dated

The following original file/files are sent herewith to District Town Planner Gurgaon for record as link file to the sanctioned Building Plans available in his office.

-Sd/-
Senior Town Planner,
Gurgaon

DAI / F-F

Occupation certificate of building.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

ANSAL PROPERTIES & INDUSTRIES LTD.
 115, ANSAL BHAWAN, 16, KASTURBA GANDHI MARG
 NEW DELHI - 110005
 Tel: 1 2367200/02/70 Telex: MD 31-02-70 Fax: 1332270/147-6549

AP/5A/SL /M/V Date: 21.1.20

The Senior Project Manager,
 Sushant Lok,
 Gurgaon (Haryana)

Dear Sir,

You are hereby authorised to hand over the physical possession of under-mentioned Plot/House/Villa/Bungalow/Shop/Office No. C-2636 Area 350 sqmt./sqft. Built up Area (Aggregate on all floors) 2773 sqft./sqft. Handing over/Taking over certificates will be signed by the owner or his/her/their authorised representative in triplicate and distributed as under:

(a) Owner
 (b) GM(C)(I) - Ansal Properties & Industries Ltd.
 (c) Estate Manager - Star Estates Management (P) Ltd.
 (d) Office Copy - API

Please ensure that the Security Deposit of Rs. *4200/- plus any outstanding amounts due to the Star Estates Management (P) Ltd. are collected by you before handing over possession.

Thanking you,
 Yours faithfully,
 For Ansal Properties & Industries Ltd.

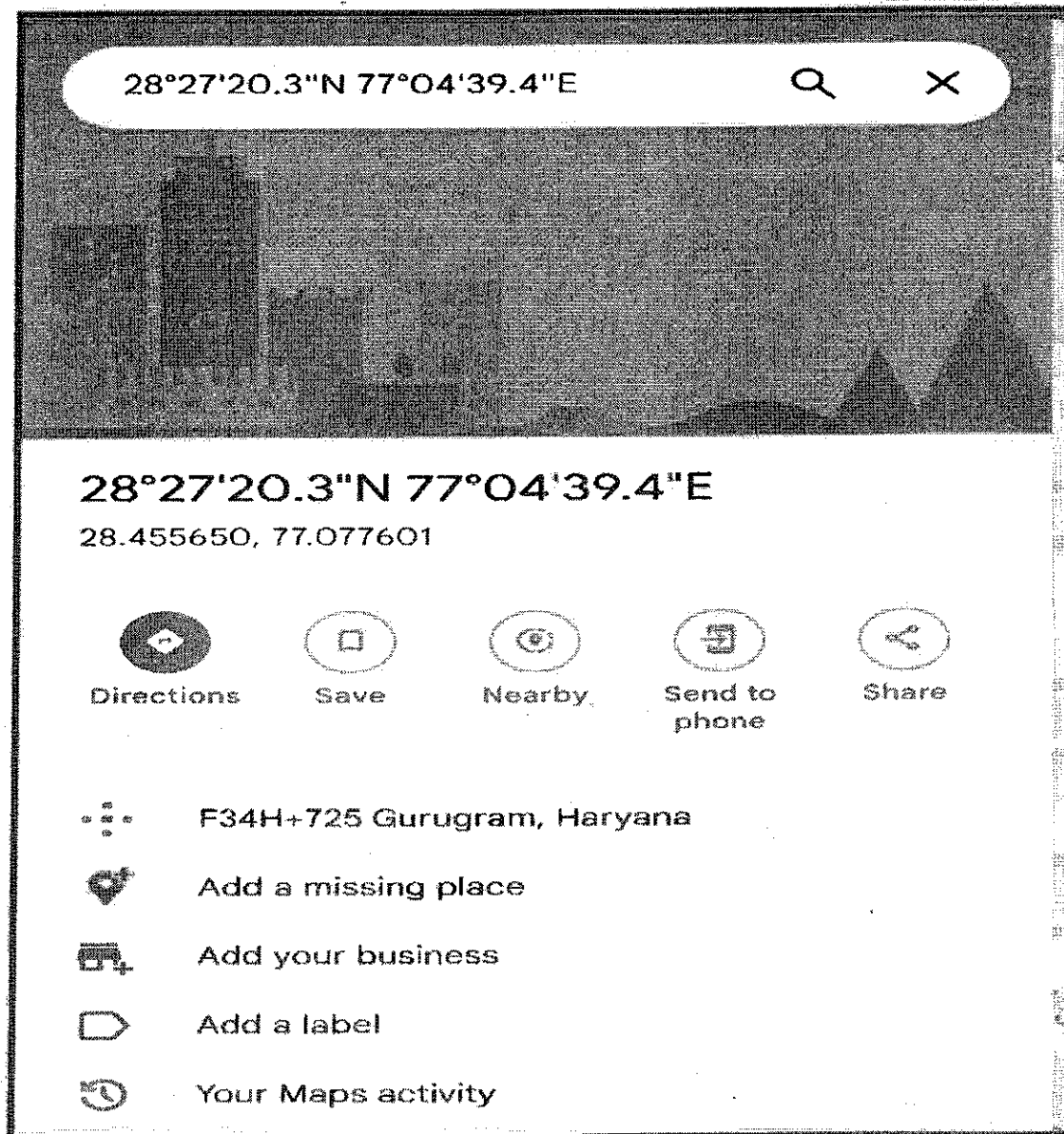
Plot/House/Villa/Bungalow/Shop/Office No. C-2636 Area 350 sqmt./sqft. Built up Area (Aggregate on all floors) 2773 sqft./sqft. Handing over/Taking over certificates will be signed by the owner or his/her/their authorised representative in triplicate and distributed as under:

(a) Owner
 (b) GM(C)(I) - Ansal Properties & Industries Ltd.

Handing over of Building letter.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhaul,

[Signature]
 Mr. A. V. Mahapatra
 M.Tech (Structural)
 Approved Valuer L&B (IBBI & Wealth Tax)
 IBBI Reg. No., IBBI/RV/02/2022/15022
 Chartered Engineer (MIE 1791109)



Latitude-Longitude of Property.


Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

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The valuation report is used for NET WORTH purpose only.

Er. Ajay Mahajan
M.Tech (Structure)

Registered Valuer L&B (IBBI & Wealth Tax)
IBBI Reg. No., IBBI/RV/02/2022/15022
Chartered Engineer (MIE 1791103)

MUNICIPAL CORPORATION GURUGRAM										BIS No. :				
Property Tax Notice Cum Bill														
Property Id: 1C794BQ0		Old Property Id: 273C17H1200		Financial Year: 2024-2025		Print Date: 11 January 2025								
Property Location: 28-6524380300000 : 77-0776800000000		Mobile No: 9803333317		Colony Name: SUSHANT LOK-I Near Sector 43										
Particulars of Owner(s) / Occupier(s): Owner Name: SWATI MITAL				Plot Address: C2636, Sushant Lok Phase-I, Sushant Lok, United OLD PID Owner Name : Tushar Mittal										
Permanent Address:														
Total Area : 382.340 SqYard				Category : Residential				Authorized Status : Authorized						
Property And Fire Tax Detail														
Floor	Property Category	Property Type	Property SubCategory	Capet Area (Sq.Feet)	Area used for calculation of tax	Applicable Rate after rebate (if any)	Calculation Formula / Rebate (if any)	Usage	Property Tax (Rs)	Floor Rebate (Rs)	Fire Tax (Rs)	Building Type Rebate (Rs)	Rebate Remark	
1F	Residential	House	Independent House	0.00	382.34 SqYard	4	4	Self Occupied	1449.35	579.74	0.00	889.02	No Rebate	40% - 1F
Ground Floor	Residential	House	Independent House	0.00	382.34 SqYard	4	4	Self Occupied	1449.35	0.00	0.00	1449.35	No Rebate	0% - Ground Floor
Total :									2898.72	579.74	0.00	2318.98		
Total Property & Fire Tax Outstanding (PO) : 0.00														
Property Tax Area (A) = 4638.00-				Fire Tax Area (A) = 0.00-				Interest on Arrear (I) = 47.42-				Total Tax (A+I+F) = 7374.40-		
Outstanding as on date (O) = 0.00-				Outstanding as on date (O) = 0.00-				Outstanding as on date (O) = 0.00-				Total Outstanding as on date (O+A+I+F) = 0.00-		
<p>*This bill pertains to current financial year only. This bill is for Property Tax collection purpose only. In case of Payment made up to 31st July of Current Financial year Tax Payer will get 10 % rebate on Current Demand of Property Tax.</p>														

Latest Property Tax Notice Cum Bill of property in favour of Owner.

Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).