

**BEFORE THE HON'BLE CENTRAL ELECTRICITY REGULATORY
COMMISSION, AT NEW DELHI
APPLICATION NO. /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
APARAJITA | 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: 22.02.2025



Sumit Jain

DHARA POWER

PLOT NO. 57, URBAN ESTATE, SECTOR-18
GURUGRAM, HARYANA - 122015
Tel. No. -9810855317, 9999539883
GSTIN : 06AHBPG5294J1Z9
swati@dharapower.com
www.dharapower.com

22.02.2025

To,
The Secretary,
Central Electricity Regulatory Commission
Third Floor, Chanderlok Building,
36 Janpath, New Delhi - 110001

Sub: Application for grant of inter-state trading license in Category-IV.

Dear Sir/Ma'am,

The present Application is being filed by Dhara Power ("Applicant") for grant of trading license in Category-IV under Section 14 and 15(1) of the Electricity Act, 2003 read with Regulation 6(1) of the Central Electricity Regulatory Commission (Procedure, Terms and Conditions for grant of trading license and other related matters) Regulations, 2020 ("Trading License Regulations"). The duly filled Form I providing the details of the Applicant along with all the required documents and enclosures are annexed herewith as **Annexures 1-11**.

The Applicant is a sole proprietorship having its office at Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana. Dhara Power aims to be a leader in power trading and strives to emerge as a pioneer in shaping vibrant power trading market, with an objective of customer satisfaction and sustained growth with access to Technical, Managerial and Financial resources. It is uniquely equipped to provide an unmatched range of services, customer care and complete payment security for its customers at the most competitive rates. It is extremely well knitted and has a domain expertise in all the segments of Power



Swati Jain

Trading whether it be Marketing, Commercial or Operations, supported capably by the Finance, Legal and Administrative functions.

With an objective to promote optimal utilization of resources and encourage competition, Electricity Act 2003 recognized "Power Trading" as a distinct licensed activity. As such, Dhara Power aims to catalyze the flow of electricity helping bridge the demand and supply gap of the various industries.

The Applicant has authorized Mr. Sunil Kumar Jain to file the present Application on its behalf vide Power of Attorney and Authorisation Letter dated 17.02.2025 which has been annexed herewith along with this application.

The Applicant has paid the applicable court fee of Rs. 1,00,000/- (Rupees One Lakh only) on the SAUDAMINI e-filing portal. The details of payment of Application fee has been annexed herewith along with this application.

The Applicant submits that it meets all the eligibility criteria for grant of trading license as prescribed under the Trading License Regulations, and thus humbly prays to the Hon'ble Commission to grant license for inter-state trading of electricity in Category-IV.

The said Application for grant of license for inter-state trading of electricity in Category-IV is being filed through **Fiducia Legal, Advocates and Solicitors**, the Counsels on record for Dhara Power. The Vakalatnama executed in favor of Fiducia Legal, Advocates and Solicitors has been annexed herewith along with this Application.

The Applicant shall be obliged to provide additional information or clarifications as may be required by the Hon'ble Commission.

Yours sincerely,

Sunil Kumar Jain

Authorized Signatory for the Applicant



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AND IN THE MATTER OF:

DHARA POWER

...APPLICANT

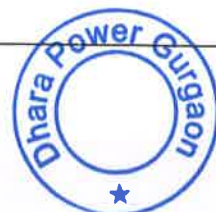
FORM-I		
<i>Under Regulation 6 of the Central Electricity Regulatory Commission (Procedure, Terms and Conditions for grant of trading licence and other related matters) Regulations, 2020</i>		
Application form for grant of License for Inter-State trading		
1.	Name of the Applicant	DHARA POWER
2.	Address:	
	(a) Registered office address	Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana
	(b) Address for correspondence	Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana
	(c) Website address	https://dharapower.com
3.	Name, Designation and Address of the contact person	Mr. Sunil Kumar Jain Executive Officer Address same as that of correspondence address above.
4.	Contact No.	+91-99995 39883
5.	Fax No.	0124-4630999
6.	Email ID	sunil.jain@dharapower.com



Sunil Jain

7.	Status of the Applicant (Whether a citizen of India or a partnership firm registered under the Indian Partnership Act, 1932 (9 of 1932) or a company incorporated under the Companies Act, 1956 or 2013 or an association or a body of Individuals who are citizens of India whether incorporated or not or an artificial juridical person recognized under the Indian Law or a Limited Liability Partnerships under Limited Liability Partnership Act, 2008. If a listed company, name of Stock Exchanges on which listed and latest share price to be given)	Sole Proprietorship Firm
8.	Place of Incorporation / Registration	Gurugram, Haryana
9.	Year of Incorporation / Registration	22.01.2025
10.	Clause of the Memorandum of Association which authorizes undertaking inter-State trading in electricity (Extract the relevant portion)	<p>Clause 2 of the Deed of Business dated 19.02.2025.</p> <p>Clause 2 is reproduced hereinbelow for ready reference:</p> <p>"2. OBJECTIVE AND DETAILS OF THE BUSINESS</p> <p><u>Inter-state AND/ OR Intra-State Trading of Electricity</u>, REC & ECERT's on TEX, Procurement, designing, erection & Commissioning of Electrical systems, Consultancy, Manufacturing and repairing of special purpose test equipment, Procurement, designing, erection & commissioning of Solar Systems, Sale & purchase of Electrical & electronics instruments and equipment's and Sale & purchase of Electrical Maintenance tools, materials, and equipment."</p> <p><u>Enclosed:</u></p> <p>Deed of Business is annexed as Annexure-1.</p>

Shilpa



11.	Whether the Memorandum of Association authorizes undertaking transmission of electricity. If so, the extract of the relevant portion.	-NA- An Affidavit undertaking not to carry out business of transmission of electricity during the subsistence of the inter-state trading license is annexed as Annexure-2 .
12.	a) Authorised share capital b) Issued share capital c) Subscribed share capital d) Paid-up share capital	Sole Proprietor's capital account balance: Rs. 16,05,000,90/- (Rupees Sixteen Crores Five Lakhs and Ninety only) as per the Special Balance Sheet dated 11.02.2025. Enclosed: 1. Deed of Business (already annexed as Annexure-1) 2. Original Power of Attorney authorizing the signatory (Annexed as Annexure-3)
13.	Category of licence applied for	Category-IV
14.	Volume of power intended to be traded	Upto 2000 MUs
15.	Area of Trading (<i>State the geographical areas within which the applicant proposes to undertake inter-State trading in electricity</i>)	Across India
16.	(i) Net worth as per the last year's audited accounts prior to the date of application (<i>if applicable</i>)	Rs. 4,63,89,688/- (Four Crores Sixty Three Lakhs Eighty Nine Thousand Six Hundred and Eighty Eight Rupees Only) as on 31.03.2024 (Auditor's Report and Balance Sheet as on 31.03.2024 annexed as Annexure-4 .)
	(ii) Net worth on the date of preparation of the special balance sheet accompanying the application	Rs. 16,05,000,90/- (Rupees Sixteen Crores Five Lakhs and Ninety only) as on 11.02.2025 (Auditor's Report and Special Balance Sheet as on 11.02.2025)

Smit Jaiswal

Dhara Power Gurgaon

		annexed as Annexure-5).
17.	(i) Current Ratio as per the last year's audited accounts prior to the date of application (if applicable)	3.77 (Current Ratio Certificate as on 31.03.2024 annexed as Annexure-6).
	ii) Current ratio on the date of preparation of the special balance sheet accompanying the application	2.91 (Current Ratio Certificate as on 11.02.2025 annexed as Annexure-7).
18.	(i) Liquidity Ratio as per the last year's audited accounts prior to the date of application (if applicable)	3.77 (Liquidity Ratio Certificate as on 31.03.2024 already annexed as Annexure-6).
	(ii) Liquidity ratio on the date of preparation of the special balance sheet accompanying the application.	2.91 (Liquidity Ratio Certificate as on 11.02.2025 already annexed as Annexure-7).
19.	Details of shareholding as on the date of making the application (Give details of each of the shareholders holding 5% and above of the shares of the applicant directly or with relatives) a) Name of the shareholder b) Citizenship c) Residential status d) No of shares held e) Percentage holding of total paid-up capital of the company	The Applicant is a sole proprietorship firm and as such 100% is owned by the Proprietor Ms. Swati Mittal.
20.	(i) Annual turnover as per the audited accounts for the past one year prior to the date of application (if applicable)	NIL
	(ii) Turnover on the date of preparation of the special balance sheet accompanying the	NIL



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	application.	
21.	Organizational and Managerial capability of the applicant <i>The applicant is required to enclose proof of his Organizational and Managerial capability, in terms of these regulations, in form of his organizational structure and curricula vitae of various executives, proposed office and communication facilities, etc.</i>	Copy of the Organizational and Managerial capability of the Applicant is annexed as Annexure-8 . Additionally, brief resumes of key personnel are annexed as Annexure-9 (Colly) .
22.	Approach and Methodology <i>(The Applicant is required to describe the approach and methodology for the establishment of the trading arrangements as proposed by him.)</i>	Copy of the Approach and Methodology of the Applicant is annexed as Annexure-10 .
23.	Other Information (a) Whether the Applicant or any of his Associates, or partners, or promoters, or Directors has been declared insolvent? If so, the details thereof and whether they have been discharged or not;	No.
	(b) Details of cases resulting in a conviction for moral turpitude, fraud of economic offences of the Applicant, any of his Associates, or partners, or promoters, or Directors during the year of making the application and three years immediately preceding the year of making application and the date of release of the above person from imprisonment, if any, consequent to such conviction;	N.A.
	(c) Whether the Applicant or any of his Associates, or partners, or promoters, or Directors was ever refused a licence. If so, give the	No

Smt. Jai

Dhara Power Gurgaon

	details of the date of making the application, date of refusal and reasons for the refusal;	
	(d) Whether the applicant holds a transmission licence. If so, give details thereof;	No.
	(e) Whether an order cancelling the licence of the Applicant or any of his Associates, or partners, or promoters, or Directors was ever passed by the Commission;	No.
	(f) Whether the Applicant or any of his Associates, or partners, or promoter, or Directors was ever found guilty of contravention of any of the provisions of the Act or the rules or the regulations made thereunder or an order made by the Appropriate Commission, in any proceedings. If so, give the details thereof.	No.
24.	List of documents enclosed	
	a. Deed of Business	Annexure-1
	b. An Affidavit undertaking not to carry out business of transmission of electricity during the subsistence of the inter-state trading license	Annexure-2
	c. Original Power of Attorney authorizing the signatory	Annexure-3
	d. Auditor's Report and Balance Sheet as of 31.03.2024	Annexure-4
	e. Auditor's Report and Special Balance Sheet as of 11.02.2025	Annexure-5

Smile Team



	f. Current Ratio, Liquidity Ratio and Net Worth Certificate as on 31.03.2024 annexed as Annexure-6	Annexure-6
	g. Current Ratio, Liquidity Ratio and Net Worth Certificate as on 11.02.2025 annexed as Annexure-7	Annexure 7
	h. Organizational and Managerial capability of the Applicant	Annexure-8
	i. Resumes of key personnel	Annexure-9 (Colly)
	j. Approach and Methodology	Annexure-10
	k. Resumes of full time professionals as stipulated under Regulation 3(2) of the Central Electricity Regulatory Commission (Procedure, Terms and Conditions for grant of trading licence and other related matters) Regulations, 2020	Annexure-11

Smit Jain



(Signature of the Applicant or the Authorized Person)

Place: New Delhi

Date: 22.02.2025

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AND IN THE MATTER OF:

DHARA POWER

...APPLICANT

AFFIDAVIT

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 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 I am conversant with the facts of the case.
2. I have read and understood the contents of the accompanying Application and I say that its contents are true to the best of my knowledge and belief and based on records which are believed to be true and correct.
3. I say that the Annexures annexed along with the accompanying Application are true copies of their respective original.



Sunil Jain
DEPONENT

VERIFICATION

I, the deponent above named 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.

22 FEB 2025

Verified at New Delhi on this 22nd day of February, 2025.



Singh Jassi

DEPONENT




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



NOTIFIED THAT THE DEPONENT
Mr/Smt./Km.....
C/o, Mr./D/o.....
P/o.....
Identified by Shy/Smt.....
as Solely before me at
New Delhi on..... St. No.....
that the Contents of the affidavit which have
been read & explained to him are true and
correct to this knowledge.

22 FEB 2025

[Signature]
Notary Public

Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 13/01/2025
Certificate No.	G0M2025A4307		Stamp Duty Paid : ₹ 101	
GRN No.	126646381		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
<u>Deponent</u>				
Name :	Swati Mittal			
H.No/Floor : Na	Sector/Ward : 18	Landmark : Urbanestate		
City/Village : City	District : Gurgaon	State : Haryana		
Phone : 72****56				
Purpose : DEED OF BUSINESS FOR DHARA POWER to be submitted at Concerned office				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

DEED OF BUSINESS

This Deed of Business ("Deed") is made and entered into on this **19th day of February 2025**

BY

Swati Mittal, PAN: AHBPG5294J residing at 1425B, DLF Magnolias, DLF Golf Drive, Sikandarpur Ghosi(68), Gurgaon, Haryana-122002 (hereinafter referred to as the "Sole Proprietor").

The business of the Sole Proprietor shall be done under the name & style "**DHARA POWER**" (hereinafter referred to as the "Sole Proprietorship Firm") with GST Registration Number: **06AHBPG5294J1Z9** having its principal place of business at Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana

WHEREAS it is deemed necessary and desirable that a regular Deed of Business of the Sole Proprietorship Firm be reduced in writing and executed on the terms and conditions mentioned hereunder:

For Dhara Power

Proprietor



Smriti Jain

NOW THIS DEED WITNESSETH AS UNDER:

The headings are inserted hereinafter for convenience and shall not affect the construction thereof:

1. ESTABLISHMENT DATE

The Sole Proprietorship Firm shall come into effect from the date of its incorporation

2. OBJECTIVE AND DETAILS OF THE BUSINESS

Inter-state AND/ OR Intra-State Trading of Electricity, REC & ECERT's on TEX, Procurement, designing, erection & Commissioning of Electrical systems, Consultancy, Manufacturing and repairing of special purpose test equipment, Procurement, designing, erection & commissioning of Solar Systems, Sale & purchase of Electrical & electronics instruments and equipment's and Sale & purchase of Electrical Maintenance tools, materials, and equipment.

3. NAME OF BANK ACCOUNT OF THE SOLE PROPRIETORSHIP FIRM

The bank account in the name of the Sole Proprietor shall be the bank account of the Sole Proprietorship Firm.

4. ACCOUNTS

The Sole Proprietor shall maintain, in the ordinary course of business, true and accurate accounts of all income, expenses, assets, and liabilities. Proper books of accounts shall be kept at the principal place of business. An annual accounting of profits and losses shall be undertaken as of the 31st day of March each year, and a Balance Sheet of assets and liabilities shall be prepared as of that date. The Balance Sheet shall be duly signed by the Sole Proprietor.

5. AMENDMENT

It will always remain open to the Sole Proprietor hereto to amend, annul, or change any term or terms of this Deed in the course of its business and in that event of amending, annulling or changing any term or terms of this Deed no fresh deed shall be required to be executed.

IN WITNESS WHEREOF, the Sole Proprietor has put his hands on this DEED OF BUSINESS on the day, month and year first mentioned above.

Signed by:

For Dhara Power

Proprietor

[Swati Mittal]

Designation: Sole Proprietor



Witnesses:1. *Sunil Jain*

Name: Sunil Kumar Jain

Address: Gurgaon

2. *Swachha Chettri*

Name: Swachha Chettri

Address: Gurgaon

**ATTESTED***[Signature]*
MAHENDER S PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India**19 FEB 2025***Sunil Jain*

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ANNEXURE-2

BEFORE THE HON'BLE CENTRAL ELECTRICITY REGULATORY
COMMISSION, AT NEW DELHI
APPLICATION NO. /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

AFFIDAVIT

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 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 I am conversant with the facts of the case.
2. DHARA POWER has filed the accompanying application before the Hon'ble Commission for grant of Category IV license for undertaking inter-state trading in electricity all over India.
3. DHARA POWER is not engaged in the business of Transmission of Electricity and undertakes not to carry out the business of transmission of electricity during the subsistence of the inter-state trading license as may be granted by this Hon'ble Commission.



Sunil Jain
DEPONENT

VERIFICATION:

I, the deponent above named 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

22 FEB 2025

Verified at New Delhi on this 22nd day of February, 2025.

*Smit Jain***DEPONENT**






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



VERIFIED THAT THE DEPONENT
is/She/He.....
to/Who, Do.....
to.....
identified by Shri/Smt.....
as Solely affirmed before me at
New Delhi on..... St. No.....
That the Contents of the affidavit which have
been read & explained to him are true and
correct to this knowledge.

22 FEB 2025*[Signature]*
Notary Public

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ANNEXURE-3

Affidavit		Indian-Non Judicial Stamp Haryana Government		Date : 17/02/2025
Certificate No.	G0Q2025B1679		Stamp Duty Paid : ₹ 300	
GRN No.	128252166		(Rs. Only) Penalty : ₹ 0	
Deponent			(Rs. Zero Only)	
Name :	Dhara Power			
H.No/Floor :	1st	Sector/Ward :	18	Landmark : Urban estate
City/Village :	City	District :	Gurgaon	State : Haryana
Phone :	72*****56			
				
Purpose : Special Power of Attorney by Dhara Power to be submitted at Concerned office				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, Ms. Swati Mittal, a sole Proprietor of M/s Dhara Power, having its office at Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana, do hereby solemnly nominate, constitute, and authorize Sh. Sunil Kumar Jain, Executive Officer at M/s Dhara Power, Plot No.57 Sector 18, Urban Estate, Gurgaon-122015, Haryana, as my lawful attorney/agent to do the following acts, deeds, and things in my name and on my behalf herein under enumerated:

1. To do all activities/documentation/formalities regarding any Tender in Central Governments/Semi Governments/State Governments.
2. To get and submit any Tender Forms under his own signature on behalf of M/s Dhara Power.
3. To sign/digitally sign all relevant papers on behalf of M/s Dhara Power for the said purpose under his own signature.

For Dhara Power

Proprietor






4. To represent the firm and act on behalf of M/s Dhara Power and sign all papers, affidavits, undertakings, and any other documents deemed fit with regards to the above-said purpose with any departments of Central Governments/Semi Governments/State Governments.
5. To do all acts, deeds, and things incidental thereto regarding the above-said purpose only.
6. To engage any other legal practitioner and to sign Vakalat Nama on my behalf under his own signature regarding the above-said purpose.

I undertake to ratify all acts of my Special Power of Attorney done on behalf of M/s Dhara Power for the said purpose and also to do all other necessary needful acts.

And I do hereby agree and undertake to ratify, confirm and be bound by what my said attorney shall do or cause to be done by virtue of these presents as same having been done by the firm personally.

IN WITNESS WHEREOF, I have hereunto set my hands on the 17th day of February 2025 in the presence of witnesses.

WITNESSES:

EXECUTANT: SWATI MITTAL

1. Name: Vijay Dora

Address: New Delhi

Signature: 

For Dhara Power

Proprietor

Signature: _____

2. Name: Swechha Chettri

Address: New Delhi

Signature: 

Signature of Attorney Holder: Sunil KR. Jain

Signature: 



ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

17 FEB 2025



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

ANNEXURE-4

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Auditor's Report

To Mrs. Swati Mittal

Report on the Financial Statements

We have audited the accompanying financial statements of Mrs. Swati Mittal, which comprise the balance sheet as at 31st March, 2024.

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 Mrs. Swati Mittal 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 Mrs. Swati Mittal 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 Mrs. Swati Mittal 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.



Sunil Jain

Opinion

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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 Mrs. Swati Mittal 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.

In the case of Balance Sheet, of the state of affairs of the Mrs. Swati Mittal as at 31st March, 2024.

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 individual 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: 31.05.2024

Place: New Delhi






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Mrs. Swati Mittal
Audited Balance Sheet as on 31.03.2024

LIABILITIES	AMOUNT	ASSETS	AMOUNT
Capital Account	46,389,688	Fixed Assets	
		(As per Schedule-A attached)	1,500,000
		Investments	7,180,963
		(As per Schedule-B attached)	
		Current Assets	33,010,000
		(As per Schedule-C attached)	
		Loans & Advances	4,253,187
		(As per Schedule-D attached)	
		Cash & Bank Balances	445,538
		(As per Schedule-E attached)	
Total	46,389,688	Total	46,389,688


Swati Mittal

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


Kewal Kumar Sansi
Proprietor
Membership Number 015195
Date: 31.05.2024
Place: New Delhi



Place : Gurugram
Date : 31/05/2024



Mrs. Swati Mittal

22

Schedule - A : Fixed Assets

S. No.	Particulars	Amount
1	Land at Rajkagujar	1,500,000
	Total	1,500,000

Place : Gurugram
Date : 31/05/2024



Swati Mittal

Mrs. Swati Mittal

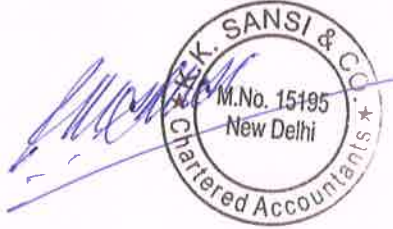
Schedule - B : Investments

23

S. No.	Particulars	Amount
1	Public Provident Fund	1,443,973
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
	Total	7,180,963

Place : Gurugram

Date : 31/05/2024



Smit Jain

Mrs. Swati Mittal

24

Schedule - C : Current Assets

S. No.	Particulars	Amount
1	FDRs'/FFDs with Punjab National Bank	33,010,000
	Total	33,010,000

Place : Gurugram
Date : 31/05/2024



Mrs. Swati Mittal

Schedule - D : Loans and Advances

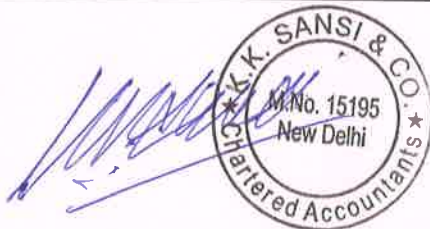
25

S. No.	Particulars	Amount
1	Advance for Property at Anetha, Gurgaon	1,253,187
2	Swadesh Green Infra Ltd.	3,000,000
	Total	4,253,187

Place : Gurugram

Date : 31/05/2024





Mrs. Swati Mittal

Schedule - E : Cash and Bank Balances

26

S. No.	Particulars	Amount
1	Cash in Hand	29,400
2	Punjab National Bank - Savings A/c	51,386
3	Kotak Mahindra Bank - Savings A/c	222,258
4	Citi Bank - Savings A/c	31,901
5	ICICI Bank - Savings A/c	110,593
	Total	445,538

Place : Gurugram
Date : 31/05/2024





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

ANNEXURE-5

27

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 11th February, 2025.

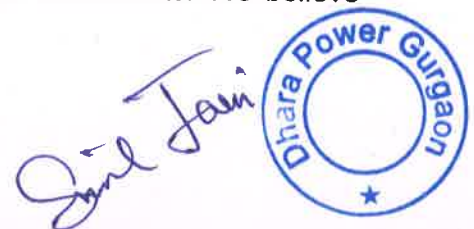
Management's Responsibility for the Financial Statements

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.

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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 11th February, 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: 14.02.2025

Place: New Delhi



Smit Jain

DHARA POWER
(Sole Proprietorship firm of Swati Mittal)
Special Purpose Balance Sheet as on 11.02.2025

29

Liabilities	Amount	Assets	Amount
Proprietor Capital Account Mrs. Swati Mittal	160,500,090	Fixed Assets (As per Schedule-A attached)	124,050,005
		Investments (As per Schedule-B attached)	7,330,963
		Current Assets (As per Schedule-C attached)	617,056
		Loans & Advances (As per Schedule-D attached)	9,753,187
		Cash & Bank Balances (As per Schedule-E attached)	18,748,879
Total	160,500,090	Total	160,500,090

* 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 : 14/02/2025

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

DHARA POWER

30

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)

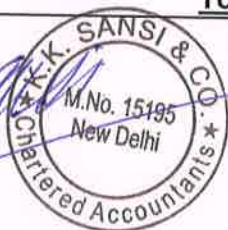


DHARA POWER

Schedule - B : Investments

31

S. No.	Particulars	Amount
1	Public Provident Fund	1,593,973
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
	Total	7,330,963



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DHARA POWER

Schedule - C : Current Assets

32

S. No.	Particulars	Amount
1	FDRs'/FFDs with Punjab National Bank	617,056
	<u>Total</u>	<u>617,056</u>



(Signature)

Smile Jain

DHARA POWER

Schedule - D : Loans and Advances

33

S. No.	Particulars	Amount
1	Advance for Property at Anetha, Gurgaon	1,253,187
2	Salil Gupta	5,000,000
3	Ravi Gupta	3,500,000
	<u>Total</u>	<u>9,753,187</u>



DHARA POWER

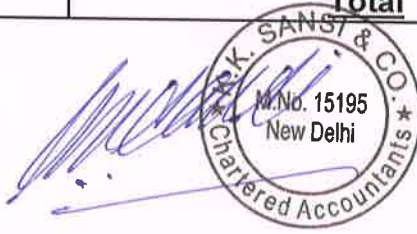
34

Schedule - E : Cash and Bank Balances

S. No.	Particulars	Amount
1	Cash in Hand	15,000
2	Punjab National Bank - Saving A/c	54,168
3	Kotak Mahindra Bank - Saving A/c	213,054
4	Citi Bank - Saving A/c	231,901
5	ICICI Bank - Saving A/c	17,234,756
6	ICICI Bank - Current A/c	1,000,000
	Total	18,748,879



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35

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


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The valuation report is used for NET WORTH purpose only.

Sine Jain

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:		

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)

	<p>Following ownership document have been provided to us:</p> <ol style="list-style-type: none"> 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. 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. 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. 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. 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. 6. Handing over of Bungalow dated 21-01-1998 to Mr. Santosh Desai, Mrs. Vibha Desai & Mr. Ramesh N Desai. 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.
4.a)	<p>Name of the Owner and his / their address (es) (details of share of each owner in case of joint ownership).</p> <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)	<p>Brief description of the property (including leasehold/freehold etc.):</p>
	<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: The plot area = 350.00 Sq. Mt. i.e., 418.60 Sq. Yd. The construction area as per occupation certificate / handing over letter (Ground floor + 1 Storied) = 2773.00 Sq. Ft.</p> <p>The property contains: Ground Floor: 2 Bedrooms + 1 D/D + 2 Toilets/ Baths + 1 Kitchen + 2 Servant room + 1 Toilet + 2 Open Spaces. First floor: 2 Bedrooms + 2 Toilets/ Baths + Lobby + Balconies. The house is very well furnished with modular kitchen, wardrobes, wood/ marble/ tiles flooring, AC's. etc. Mrs. Swati Mittal is the owner of the property & is present at the time of our visit to the property.</p>

Swati Mittal



Ajay Mahajan

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)

	<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	Sub-Tehsil Wazirabad & District Gurugram.
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.

Sure Jain



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)

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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The valuation report is used for NET WORTH purpose only.

Shil Jain



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

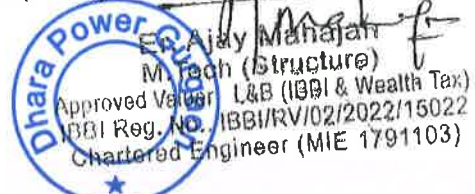
3	Possibility of frequent flooding / submerging.	NA.
4	Feasibility to the Civic amenities like school, hospital, bus stop, market, etc.	All amenities are situated near by.
5	Level of land with topographical conditions.	Levelled land.
6	Shape of land	Rectangular.
7	Type of use to which it can be put	Residential.
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.		

Sunil Jain

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

Dhara Power Consultants

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.			



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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The valuation report is used for NET WORTH purposes only

Smit Jain



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)

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.

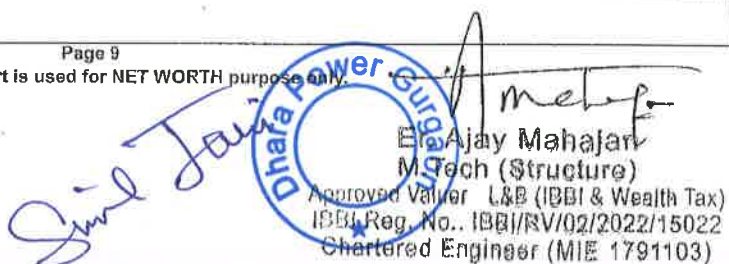
Sunil Jain



Mehar
 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)

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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	₹ 69,32,500.00	₹ 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.								



 Ajay Mahajan

 M.Tech (Structure)

 Approved Valuer L&B (IBBI & Wealth Tax)

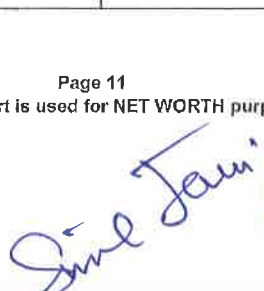

 IBBI Reg. No.. IBBI/RV/02/2022/15022

 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.	

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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

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(4) Forced/Distress Sale Value	418.6	₹ 2,17,500.00	₹ 9,10,45,500.00
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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.

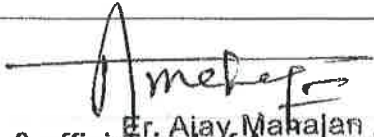
Photograph of owner/representative with property in background to be enclosed.

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

Smit Jaisi

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

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
<u>Share of Mrs. Swati Mittal in Fair Market Value of Property (100%) = Rs. 12.54 Crore.</u>	
Place:	Gurugram.
Date:	11.01.2025.
 Er. Ajay Mahalan 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.

Sure Jain
Mr. Ajay Mahajan
 M. Tech (Structure)
 Approved Valuer, LBP (IGI & Wealth Tax)
 IRI Reg. No. IRI/RV/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).

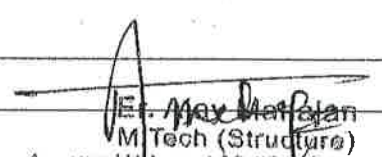
n. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

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.

Smit Jain



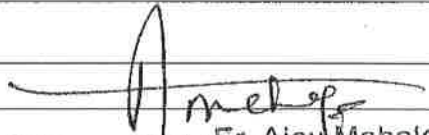
8	Procedures adopted in carrying out the valuation and valuation standards followed.	The Land & Building method (sales comparison / market approach) have been adopted in this valuation report. All latest valuation standards have been followed.
9	Restrictions on use of the report, if any.	<u>This Valuation 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 II) </p>		
<p style="text-align: center;"> All valuers empanelled with banks/ authorities shall strictly adhere to the following code of conduct: </p>		
<p>Integrity and Fairness:</p>		
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.	
<p>Professional Competence and Due Care:</p>		

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:	

Sure Jain

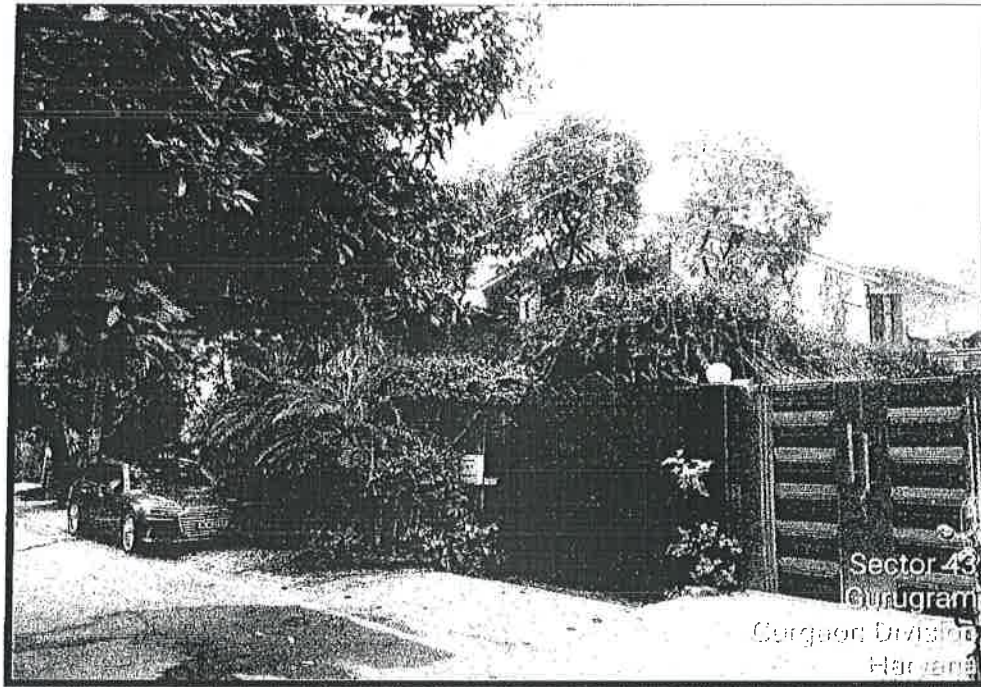
mehta

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

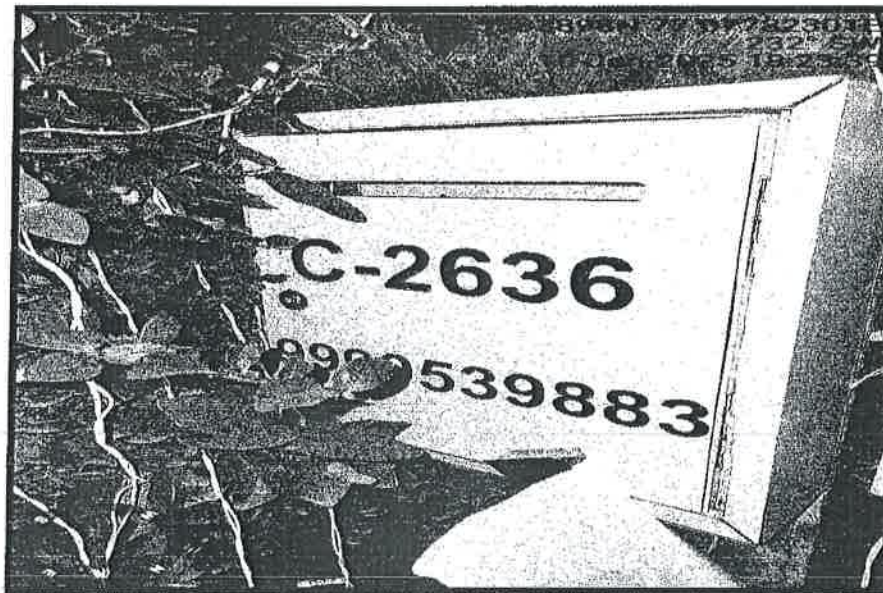
20	A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.	
Information Management:		
21	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 Er. Ajay Mahalan M. Tech (Structure)	

Signature of Valuer





Valued property.

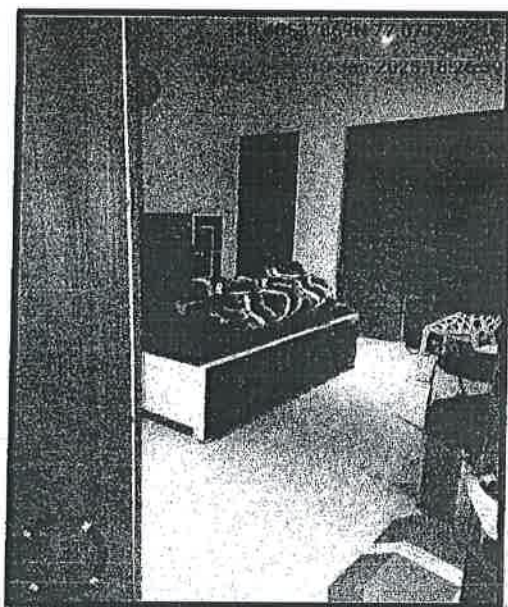
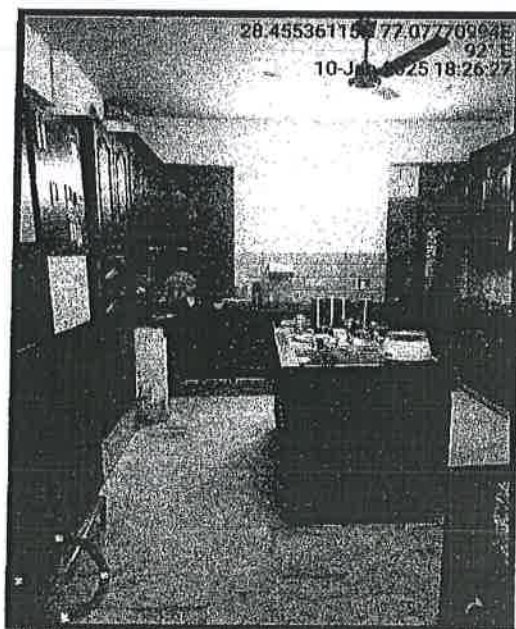


Property number plate.

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.).

Shilpa Jain

Emjay Mahajan
 M Tech (Structure)
 Approved Valuer, L&B (IBBI & Wealth Tax)
 Reg. No. 1831/RV/02/2022/15022
 Chartered Engineer (MIE 1791103)



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.).

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District: Gurugram		Tehsil: Wazirabad	
वार्ड नं०	वार्ड नाम	वार्ड नं०	वार्ड नाम
1	South city 1	15	NO
2	South city 2	16	NO
3	Suncity	17	NO
4	Sushant Lok	18	NO
5	The Palm Springs Centre Sec-54	19	NO
6	Unimind Garden Sec-47	20	NO
7	Vatika View Estate	21	NO
8	Villa Palm Springs	22	NO
9	Villa Ridge of Tehsil Wazirabad	23	NO
10	Vatika Colony	24	NO
11	Sarvodaya Kunj	25	NO
12	Wazirabad	26	NO
13	Sarvodaya	27	NO
14	Sarvodaya	28	NO
15	Sarvodaya	29	NO
16	Sarvodaya	30	NO
17	Sarvodaya	31	NO
18	Sarvodaya	32	NO
19	Sarvodaya	33	NO
20	Sarvodaya	34	NO
21	Sarvodaya	35	NO
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24	Sarvodaya	38	NO
25	Sarvodaya	39	NO
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28	Sarvodaya	42	NO
29	Sarvodaya	43	NO
30	Sarvodaya	44	NO
31	Sarvodaya	45	NO
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78	Sarvodaya	92	NO
79	Sarvodaya	93	NO
80	Sarvodaya	94	NO
81	Sarvodaya	95	NO
82	Sarvodaya	96	NO
83	Sarvodaya	97	NO
84	Sarvodaya	98	NO
85	Sarvodaya	99	NO
86	Sarvodaya	100	NO

Circle / Guideline rate of land.

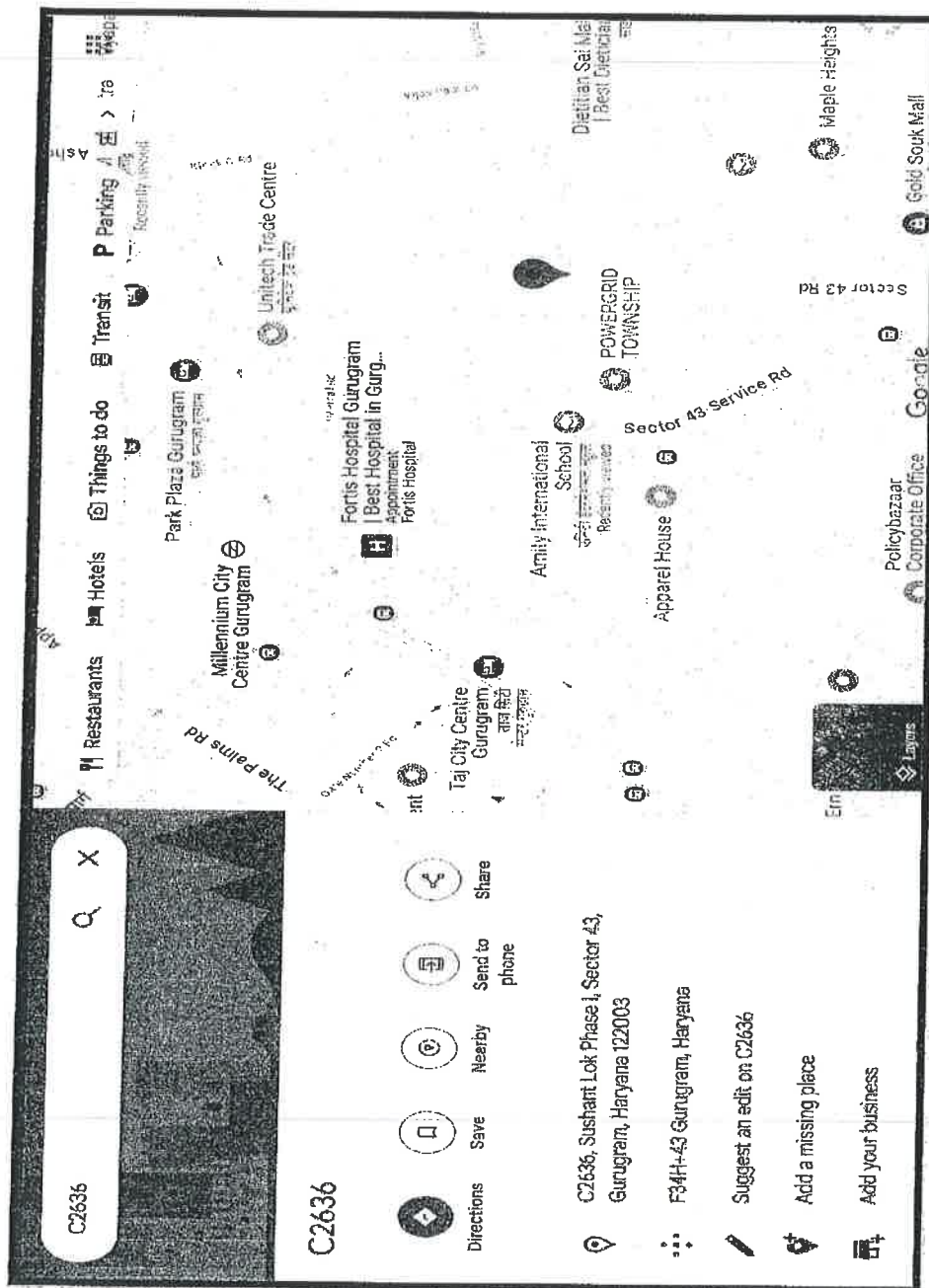
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Dr. Ajay Mahajan
M. Tech (Structure)
Approved Valuer L&P (IBBI & Wealth Tax)
IBBI Reg. No. IBBI/RV/02/2022/15022
Chartered Engineer (MIE 1791103)



Sure Jain

Sub-Division
Wazirabad
Tehsil Wazirabad
District Gurugram



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 Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

Ajay Mahajan
 E. Ajay Mahajan
 M. Tech (Structure)
 Chartered Engineer (MIE 1791103)

99acres

Buy | Rent | Sell | Property Management | Tools & Resources

Post property **FREE**

₹**13.99 Cr** • 9Bedrooms 9Baths
 Plot area - 416 sq yds • 100% Freehold • Gurgaon

PGI STATUS • RERA ID: RA/HDEL/2016/00000000000000000000

Overview Dealer Details Explore Locality Recommendations Articles



Video (1) **Property (1)**

+ Plot area - 416 sq yds

+ ₹ 13.99/Crate
 @ 3,34,688 per sq yard, Mid-sectors

+ 2 Floors

+ Main Road

+ 9 Bedrooms, 9 Bathrooms, 3+ Balconies with Study Room, Servant Room, Pooja Room, Store Room

+ A Block Saphant Lok Phase I, Gurgaon

West

10+ Year Old

Places nearby
 Uti, A Block Saphant Lok Phase I, Gurgaon

[illegible]

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.).

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)

99acres

Post property

Q

9Bedrooms 12Baths

₹15 Cr

Plot Area 390 sq yards

₹15 Cr/sq Govt Charges & Tax @ 348.615 per sq yards

Block C, Sushant Lok Phase I, Gurugram

9 Bedrooms, 12 Bathrooms, 3+ Balconies with Servant Room

South-West

5 to 10 Year Old

4 Floors

Offices

Videos(1)

Property(6)

9Bedrooms Independent House

4 People already viewed this property

Overview

Owner Details

Locality Reviews

Recommendations

Articles

Post property

Post on 13.03.24

99acres

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.).

TRANSFER DEED

This Transfer Deed is executed in blood relation under Order of Haryana Government Gaz. (Extra.) notification dated 16th June 2014 under Section 9(1)(a) of Indian Stamp Act, 1899 and Letter issued by Add. Chief Secretary & Financial Commissioner to Government of Haryana, Chandigarh Vide No. S.O.62/C.A.2/1899/S.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. AOXPM0626H) Son of Shri Safish Chand Mittal Resident of New Colony, Rudawal (Bharatpur) Rajasthan-321402, and presently residing at 1425B, DLF Magnolias, 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. AHBPG8294J) Wife of Mr. Tushar Mittal Resident of 1425B, DLF Magnolias, DLF Golf Drive, Gurugram-122002, Haryana, (hereinafter called the TRANSFEREE).

Page - 1

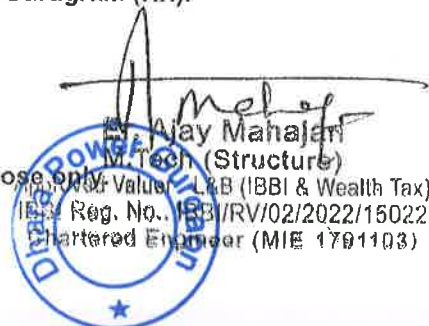
Transfer deed in favour of Owner.

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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The valuation report is used for NET WORTH purpose only.
 Valuer: M. Tech (Structure)
 Reg. No. 153/RV/02/2022/15022
 Chartered Engineer (MIE 1791103)

Shree Jain



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OCCUPATION CERTIFICATE

(3) (1)

To
 Shri. P. K. Singh, 2636, Block-C, in the
 Freehold Residential Independent House no. 2636, 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.).

Memorandum No. STP/GV/2636/2022/15022

Subject : Occupancy Certificate in respect of Residential/Industrial/Commercial
 Building on Plot No. 2636, Block-C, in the residential colony known as Sushant Lok Phase-I
 Town Gurugram

Whereas you have applied for the issuance of an occupancy certificate as
 required under rule 47(1) of the Rules 1965 of Act No. 43 of 1943 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 compensating the deviation mentioned in show cause
 Notice No. 2636/2022/15022.

(ii) ~~refuse permission for the occupation of the said building for reasons~~
~~as set forth 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 u.c.,
 Toilet, Dress and Two Store.

Senior Town Planner
 Gurugram

Under No. STP/GV/2636/2022/15022 Dated 24/05/2022

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

- Sel -
 Senior Town Planner,
 Gurugram.

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



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ANSAL PROPERTIES & INDUSTRIES LTD.

116, ANSAL BHAWAN, 10, PASTORINA GANDHI MARG
NEW DELHI - 110001
Tel.: 3362268/89/70 Telex: IND 3162126 Fax: 3322094/333019

API/SA/SL /90/ Date: 21.1.20

The Senior Project Manager,
Sushant Lok,
BURGAON (Maryana)

Dear Sir,

You are hereby authorised to hand over the physical possession of under-mentioned Plot/House/Villa/Bungalow/Shop/Office No. Mr. SANTOSH DESAI
S/O MR. RAJESH H. DESAI
MS - VILLA DESAI W/O MR. SANTOSH DESAI
W/S/O MR. RAJESH H. DESAI S/O MR. NARENDRA R.H. DESAI
Resident of: K-266 (2ND FLOOR),
GREATER KALLASHI PART - I,
BUST SECT - 110040

or his/her/their authorised representative in Sushant Lok/Sushant Vapear Kendra/Sushant Shopping Arcade.

Plot/House/Villa/Bungalow/Shop/Office No. C-2636 Area 350 sqmt./sqft. Built up Area (Aggregate on all floors) 2773 sqmt./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

*4200/-

Please ensure that the Security Deposit of Rs. 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 sqmt./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.

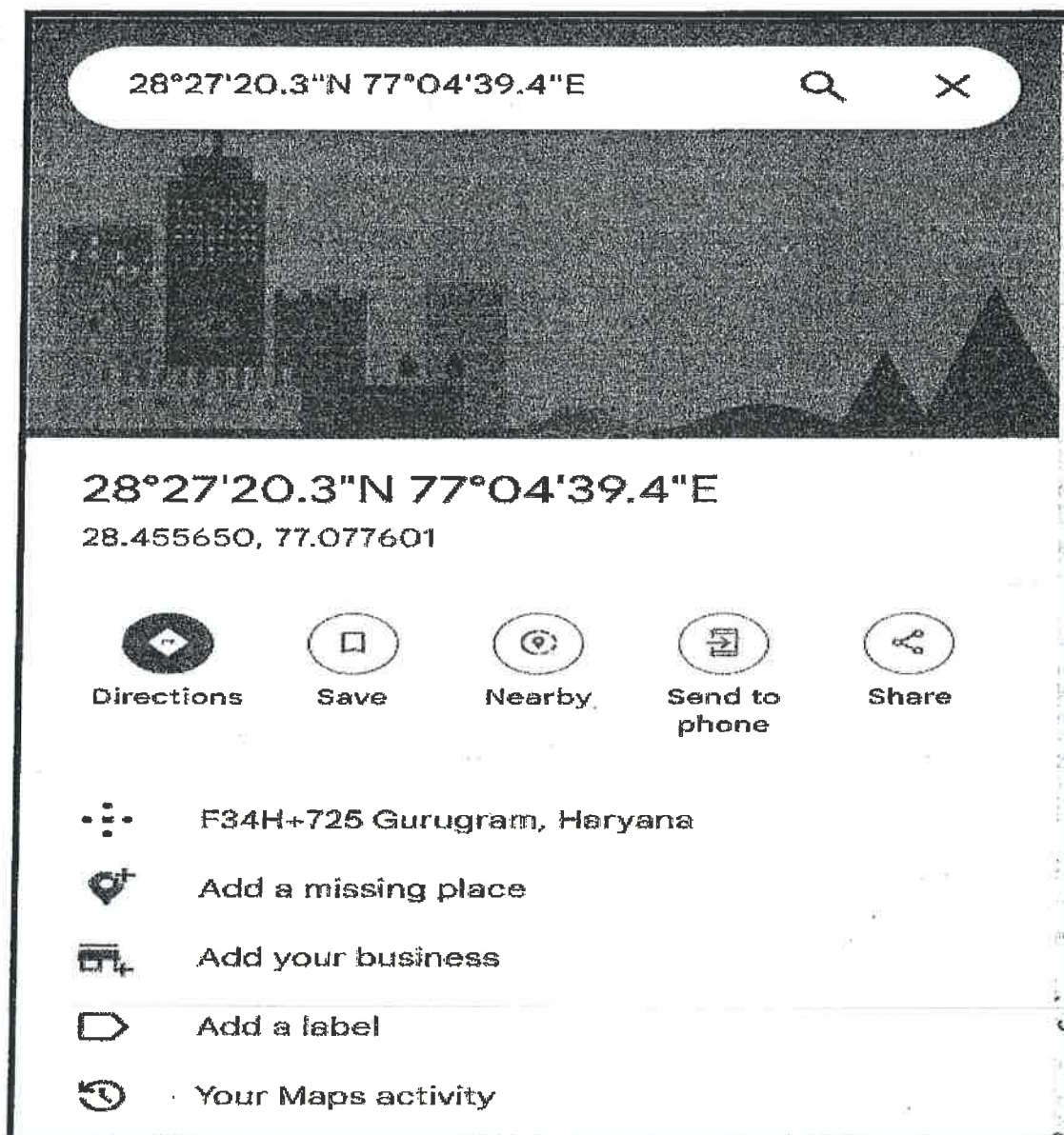
Freehold Residential Independent House no.: 2636 (MCG Property ID: 1C794BQ0), Block-C in the residential colony known as Sushant Lok Phase-I situated in and around villages Sarhau,

Er. Ajay Manoj
M.Tech (Structure)
Approved Valuer L&B (IBBI & Wealth Tax)
IBBI Reg. No. IBBI/RV/02/2022/15022
Chartered Member (MIE 1781103)

Dhara Power Burgaon

Surekha

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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 Sarhaul, Chakkarpur, Silokhra and Kanhai, Tehsil Wazirabad, District Gurugram (Hr.).

Sure Jain

Er. Ajay Mahajan

M. Tech (Structure)

L&B (IBBI & Wealth Tax)

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

Chartered Engineer (MIE 1701103)

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MUNICIPAL CORPORATION GURUGRAM										BRIIS No.:				
Property Tax Notice Cum Bill														
Property Id: 1C794BQ0		Old Property Id: 273C1781U280		Financial Year: 2024-2025		Print Date: 11 January 2025								
Property Location: 26455243000000 : 77.077688000000		Mobile No: 98XXXXX317		Colony Name: SUSHANT LOK-I Near Sector 43										
Particulars of Owner(s) / Occupier(s):		Plot Address: C2636, Sushant Lok Phase-I, Sushant Lok, 122003		Linked OLD PID Owner Name: Tustar Mittal										
Owner Name: SWATI MITTAL		Permanent Address:												
Total Area : 362.34 Sq.Yard		Category: Residential		Authorized Status: Authorized										
Property And Fire Tax Detail														
Floor	Property Category	Property Type	Property SubCategory	Carpet Area (Sq.Feet)	Area used for calculation of tax	Applicable tax rate after rebate (if any)	Calculation Formula / Rebate (if any)	Usage	Property Tax (H) Rs	Floor Rebate (R) Rs	Fire Tax (F) Rs	Building Type Rebate (P)=(H-F) (R) Rs	Rebate Remark	
1F	Residential	House	Independent House	0.00	362.34 Sq.Yard	4	4	Self Occupied	1449.35	573.74	0.00	889.62	No Rebate	40% - 1F
Ground Floor	Residential	House	Independent House	0.00	362.34 Sq.Yard	4	4	Self Occupied	1449.35	0.00	0.00	1449.35	No Rebate	0% - Ground Floor
Total : 2898.72									573.74	0.00	2318.98			
Total Property & Fire Tax Outstanding (PO): 0.00														
Property Tax Area (A) = 4658.00-		Fire Tax Area (F) = 0.50-		Interest on Arrear (I) = 417.42-		Total Tax (H+F+I) = 7374.40-								
Outstanding as on date (AO) = 0.00-		Outstanding as on date (FO) = 0.00-		Outstanding as on date (PO) = 0.00-		Total Outstanding as on date (PO+A+FO+AO) = 0.00-								
*This bill pertain 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.														

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 Sarhaul, Chakkarpur, Silokhra and Kanhal, Tehsil Wazirabad, District Gurugram (Hr.).

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The valuation report is used for NET WORTH purpose only.

Mr. Ajay Mahajan
M.Tech (Structure)

Chartered Engineer (MIE 1791103)
IBBI Reg. No. IBBI/RV/02/2022/15022

Swati Mittal



Swati Mittal

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ANNEXURE-5

S.No.	Particulars	Value as on 31.03.2024
1	Net worth (₹ in lakh)	463.90
2	Current ratio	37708725:0
3	Liquidity ratio	37708725:0



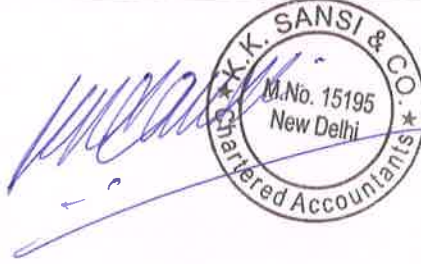
DHARA POWER

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ANNEXURE-7

S.No.	Particulars	Value as on 11.02.2025
1	Net worth (₹ in lakh)	1,605
2	Current ratio	29119122:0
3	Liquidity ratio	29119122:0



(Handwritten signature)



DHARA POWER

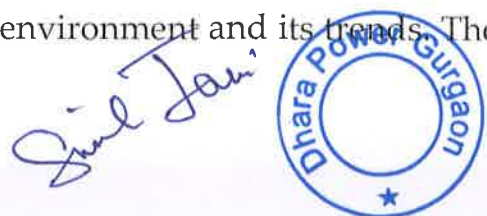
PLOT NO. 57, URBAN ESTATE, SECTOR-18
GURUGRAM, HARYANA - 122015
Tel. No. -9810855317, 9999539883
GSTIN : 06AHBPG5294J1Z9
swati@dharapower.com
www.dharapower.com

MANAGERIAL CAPABILITY PROFILE

Dhara Power is a proprietorship owned by Swati Mittal, with the primary objective of engaging in Power Trading Business in India in accordance with the Electricity Act, 2003 and the Regulations framed thereunder by the Hon'ble Central Electricity Regulatory Commission (CERC).

Dhara Power has the necessary organizational and managerial capabilities to efficiently carry out activities related to trading of power. Dhara Power has adequate office infrastructure and state-of-the-art communication facilities, Microsoft ERP system, IT hardware and software systems and support personnel.

Dhara Power boasts a young, vibrant and energetic core business team with enormous knowledge of the power sector and all aspects of power generation and trading together with related experience. Having been involved in their individual capacities and areas of expertise for substantial period of time, Dhara Power's senior executives have a deep understanding of the electricity market environment and its trends. The



ability to respond quickly to market situations enables Dhara Power to maximise productivity and offer workable real-time solutions to customers.

Dhara Power also has experienced professionals who have worked in the sector of power trading on inter-state basis for substantial period of time. The said professionals will ensure that the power trading activity at Dhara Power will be done in accordance with the regulatory mandate.

The Management team consists of:

Swati Mittal (Proprietor)

Swati Mittal is a seasoned professional with over 20 years of diverse experience in real estate and power trading. She holds a Post Graduate Diploma in Business Management (PGDBM) with a specialization in Finance and Marketing from Fore School of Management, graduating in 2004.

Her professional journey includes:

- **DLF Limited:** Worked for five years in Corporate Leasing, contributing to strategic property management and business development initiatives.
- **Instinct Infra and Power Ltd:** Founded the company and served as a Director for several years, gaining deep insights into power trading. She stepped down from this role over three years ago.

Swati Mittal



- **Studiokon Ventures Pvt Ltd:** Currently serving as the Director of this organization specializing in office interiors, demonstrating her versatile leadership skills across industries.

Vision for Dhara Power

Power trading has been a lifelong passion for Swati Mittal, driving her to establish Dhara Power to independently serve the energy market. Her goal is to create an efficient and seamless connection between power sellers and buyers, ensuring mutual benefits for all stakeholders. She aims to facilitate optimal utilization of power resources through effective and reliable trading practices.

Seema Tyagi (Finance Head)

Seema Tyagi is a highly accomplished finance professional with over 14 years of experience in accounting, financial operations, audits, and taxation. A Certified Management Accountant (CMA) and Bachelor of Commerce graduate, she brings a deep understanding of financial management and compliance to DHARA POWER.

Key Competencies:

Accounting & Financial Operations: Expertise in maintaining statutory books of accounts, finalizing financial statements, and preparing profit & loss accounts and audit reports.

Taxation & Compliance: Skilled in GST, TDS, and other tax-related compliance for multiple states. Proficient in liaising with tax departments for assessments and audits.

Swati Mittal



MIS Reporting & Decision Support: Adept at preparing and analyzing reports such as cash flow statements and fund status statements to facilitate informed decision-making.

Accounts Receivable/Payable Management: Ensures timely invoicing and payments while conducting aging analysis to maintain financial health.

Professional Experience.

Technical Skills:

Proficient in financial tools such as Tally ERP 9, SAP B1, and Webtel TDS.

Strong command over MS Office for reporting and analysis.

Seema's dedication to financial excellence, strong analytical skills, and experience in managing complex financial operations make her an invaluable leader in the finance domain of DHARA POWER.

SWAPNIL JAIN (TECHNICAL HEAD)

Swapnil Jain is an experienced and skilled technical expert leading the operations at Dhara Power as the Technical Head. With a strong background in electrical and power systems, he plays a crucial role in overseeing project execution, system design, and technical innovations.

Key Competencies:

- Power System Management: Expertise in electrical system design, installation, and maintenance.
- Project Execution: Leads technical teams to ensure timely and efficient project completion.

Swapnil Jain



- **Quality & Compliance:** Ensures adherence to industry standards, safety protocols, and regulatory requirements.
- **Team Leadership:** Manages and mentors engineers and technicians to optimize performance.

With his deep technical knowledge and leadership skills, Swapnil Jain is instrumental in driving the success of Dhara Power's projects and operations.

Imran Akhtar (Power System Operator)

Imran Akhtar is a proficient professional with over 10 years of experience in managing Mechanical and Electrical (MEP) projects, specializing in electrical systems. A Bachelor of Technology in Electrical and Electronics Engineering graduate (2013), he has consistently demonstrated expertise in executing complex projects with precision and efficiency.

Imran's dedication, technical acumen, and hands-on approach make him an invaluable asset to the Dhara Power team, ensuring operational excellence and reliability in power trading management.

Sunil Kumar Jain (Finance and Commercial Professional)

Sunil Kumar Jain is a seasoned finance and commercial expert with over 35 years of extensive experience in financial management, commercial operations, and business strategy. His expertise spans



diverse industries, where he has played a pivotal role in streamlining financial processes and ensuring commercial excellence.

Key Competencies:

Financial Management: Proficient in budgeting, forecasting, and financial analysis to support strategic decision-making and drive organizational growth.

Commercial Operations: Expertise in contract management, vendor negotiations, and ensuring compliance with commercial policies and regulations.

Taxation and Compliance: In-depth knowledge of direct and indirect taxation, ensuring adherence to statutory requirements and timely filings.

Process Optimization: Skilled in implementing systems and processes to enhance efficiency and accuracy in financial and commercial functions.

Professional Highlights:

Successfully led finance and commercial teams across multiple organizations, ensuring robust financial control and compliance.

Played a key role in managing large-scale projects, overseeing cost management, and delivering on budgetary goals.

Developed and maintained strong relationships with stakeholders, including vendors, clients, and regulatory bodies.

Demonstrated expertise in financial planning and analysis to identify opportunities for cost savings and revenue growth.

Sure Jain



Technical Skills:

Proficient in ERP systems such as Tally and SAP for financial operations.

Strong command of MS Office tools for reporting and analysis.

Sunil's vast experience, strategic acumen, and dedication to financial and commercial excellence make him a cornerstone of the Finance and Commercial department at DHARA POWER.

Sunil Jain



Swati Mittal

Contact Information

Email - swati@dharapower.com

Contact Number - +919810855317

DLF Magnolias, Golf Course Rd, Sector 42, Gurugram, Haryana 122002

Professional Summary

Seasoned business leader with over 20 years of experience spanning real estate, power trading, and interior fit-outs. Adept at strategic business development, corporate leasing, and organizational leadership. Holds a Post Graduate Diploma in Business Management (PGDBM) with a specialization in Finance and Marketing from Fore School of Management (2004). Proven ability to drive business growth, manage large-scale projects, and build long-term client relationships.

Professional Experience

Sole Proprietor

DHARA POWER [January 2025 – Present]

Director

Studiokon Ventures Pvt Ltd | [2012 – 2024]

- Leading operations in office interiors, specializing in high-end fit-outs.
- Driving business growth through strategic planning and client management.
- Overseeing project execution, financial planning, and marketing initiatives.

Director & Founder

Instinct Infra and Power Ltd | [2009 – 2011]

- Established and managed a power trading business, gaining extensive industry insights.
- Led business expansion, regulatory compliance, and key stakeholder engagements.
- Stepped down from the role over three years ago.

Corporate Leasing Professional

DLF Limited | [2007 – 2009]

- Managed corporate leasing and real estate portfolio for one of India's largest developers.
- Negotiated high-value leasing agreements and facilitated strategic business deals.

Swati Mittal



- Contributed to the company's growth by driving customer acquisition and retention strategies.
-

Education

Post Graduate Diploma in Business Management (PGDBM)

Specialization: Finance & Marketing

Fore School of Management | 2004

Key Skills

- Business Strategy & Development
 - Corporate Leasing & Real Estate Management
 - Power Trading & Regulatory Compliance
 - Interior Fit-Outs & Project Execution
 - Financial Planning & Marketing Strategy
 - Leadership & Team Management
-

Languages

Hindi and English

Smit Jain





SEEMA TYAGI
Mobile: +91-9999231645
E-Mail: tyagiseema.icwa@gmail.com

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Managerial Assignments: Accounting & Finance Operations / Audit / Taxation

- Dedicated to accuracy, automation, financial control, and performance excellence
- Effectively analyze situations and provide innovative solutions

AREAS OF EXPERTISE	PROFILE SUMMARY
Accounting & Finance Operations	<ul style="list-style-type: none">• CMA offering over 14 years of experience in Accounting & Finance Operations, Audits and Taxation
Accounts Receivable / Payable Management	<ul style="list-style-type: none">• Gained experience in handling accounts activities encompassing fund arrangement and settlement of payments in close coordination with all contractors / vendors (internal & external)
Auditing	<ul style="list-style-type: none">• Skilled at presenting a true & fair view on economic position of the organization by preparing books of accounts & reports to analyse the expenditure regularly.
Taxation	<ul style="list-style-type: none">• Expertise in conducting ageing analysis, preparing key reports to exercise financial control, and enhancing overall efficiency of the organisation.
MIS Reporting & Documentation	<ul style="list-style-type: none">• Computer proficiency in MS Word, Excel, Tally ERP 9, Tally 7.2, SAP B1 & Webtel TDS and GST
Liaison & Coordination	<ul style="list-style-type: none">• Possess strong communication & interpersonal skills

WORK EXPERIENCE

January 2025- Present- DHARA POWER
(Finance Head)

Nov'18- till 30.12.2024: Studiokon Ventures Pvt. Ltd.
Senior Manager- Finance
Team Size: 4 Executive

Mar'11 to Oct'18: Predominant Engineers & Contractors Pvt. Ltd., Gurgaon
As an Associate Manager (Finance, Accounts & Taxation)
Team Size: 3 Accounts Executives

Jul'10-Mar'11: Brightsun Travel Pvt. Ltd., Gurgaon as Accounts Executive

May'06-Nov'06: Nestle India Ltd., Samalkha, Panipat as Accountant (Payable)

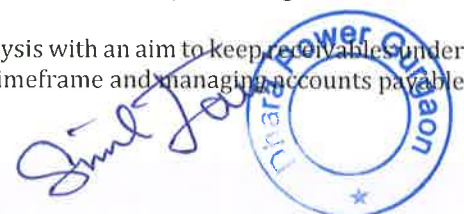
Key Result Areas:

Accounting Operations

- Preparing & maintaining statutory books of accounts and reconciliation/finalisation of financial statements, P&L accounts, and audit reports, in compliance with norms and liaising with banks for optimum utilisation of available cash credit limit and to provide necessary documents periodically or for renewal of cash credit limit.
- Bank Reconciliation Statement (BRS), maintaining MIS & other financial reports and evaluating them for facilitating decision-making process.

Accounts Receivable / Payable Management

- To coordinate with Business development Team for PQ Agreement/WO for a new project.
- Overseeing advance controls for advance payments & following up with Clients, to ensure timely invoicing to the client as per agreed milestone after coordination with Project Team and Client.
- Following up of bills receivables after invoicing to debtors, conducting ageing analysis with an aim to keep receivables under control; ensuring that all payments are made to suppliers within the stipulated timeframe and managing accounts payable within the pre-set parameters.



Auditing & Taxation

- Coordinating the complete preparation of Audit Schedules and Notes of Accounts during Statutory & Tax Audits
- Managing Income Tax Assessment/VAT Assessment, Internal Audit, Statutory Audit & CAG Audit by coordinating with Service Tax, Sales tax, and Income Tax departments
- Adhering to the compliance of EPC projects related to GST, TDS and TCS.
- Ensuring timely:
 - GST computation, payments and returns for various registrations i.e., Delhi, Haryana, Uttar Pradesh, Madhya Pradesh, Rajasthan, Karnataka, Maharashtra and West Bengal.
 - Computation, payments and returns for Tax deducted at Source u/s 194C, 194I, 194J.

Financial Operations:

- Liaising with bank for coordination of credit limit, loans and Bank Guarantees
- Responsible for arranging required documents and details for completion of credit limit & loans.

Highlights:

- Provided information on financial status by preparing special reports such as Cash Flow Statement, Fund Status Statement and Closing Stock Reconciliation for sale purchase.

ARTICLESHIP**May'08-Nov'08****L. Narayan & Co. (Cost Accountants), Delhi****Role:**

- Performed Internal and Bank Concurrent Audits
- Scrutinized journal vouchers, general ledger reconciliations and numerous analysis including P&L, variance, intercompany accounts, and inventory verification.
- Finalized balance sheet and prepared audit report to seniors for final review with suggestions and corrective actions

EDUCATIONAL QUALIFICATIONS

- 2010 **CMA (Final)** from Institute of Cost Accountant of India
- 2006 **B.Com. (Pass)** from Kurukshetra University, Kurukshetra
- 2003 **H.S.C.** from Haryana Board, Samalkha, Panipat
- 2001 **S.S.C.** from Haryana Board, Samalkha, Panipat

Other Certifications

- Certificate in Computer Training from Institute of Cost and Management of India

IT SKILLS

- MS Word, Excel & PowerPoint
- Tally ERP 9 & Tally 7.2
- Webtel TDS
- SAP B1

PERSONAL DETAILS

Date of Birth : 22nd August 1985

Languages Known : English & Hindi

Permanent Address : H. No. 4A, Anand Garden, Rajendra Park, Near Rajendra Park Police Station, Gurugram-122001

Current Address : H. No. 4A, Anand Garden, Rajendra Park, Near Rajendra Park Police Station, Gurugram-122001

Date.....

Place.....

(Seema Tyagi)





SWAPNIL JAIN

PROJECT ENGINEER

Intending to build a career in a technical field with an organization having good future prospects and offering challenging career opportunities where I can sharpen my skill and contribute to the company's progress.

EXPERIENCE:-

A dynamic profession with 10 years of experience in Power distribution project operations, Maintenance, and overall, Power Trading Operation

1.5 years of experience in Commercial, construction, Interior fit-outs, utility application, operations, Maintenance, and team management.

PERSONAL DOSSIER

+91-8696905694

In front of HP Pump , new mandi ,
Hindaun city dist. - Karouli (Raj.)

PROFESSIONAL EXPERIENCE:-

Dhara Power

Technical Head

Feb 25- Present

Instinct Infra & Power Ltd.

Project Engineer

June 22 – Jan 25

VINDHYA TEELINKS LTD. (IND)

Project Engineer

Nov16 – June 22

VAISHNO POWER PROJECTS PVT. LTD

Project Engineer

Jan12 – Oct 16

ACADEMIC QUALIFICATION:-

- B.Tech in Electrical Engineering From Rajasthan Tech. University

KEY SKILLS:-

- Coordination with vendors, contractors, architects, consultants & clients for progress
- Supervision of work for timely completion and quality of work as per the technical specification and standard engineering practice
- Material Indents for projects in line with BOQ
- Coordination with vendors for timely delivery of materials
- Vetting of shop drawings, submission for approval to consultant as per site feasibility
- Vendor generation and deployment of contractors according to the site requirements
- Conducting site surveys for tendering, design related issues, progress & design review
- Submission and approval of material deviations/non-scheduled items above BOQ to the client
- Checking of contractor measurements and Client Billing as per mode of measurement & standard engineering practice, certification & scrutiny of bill for payment
- Co-ordination with client and vendor for site installation related issues beyond design
- Installation of all HT and LT equipment's, Cable routing, laying, end terminations and straight through jointing



Date of Birth : 23rd January 1988
Son of : Mr Ishawar Chand Jain
Marital Status : Married
Languages : Hindi & English

PROJECTS:-

- Worked in the Operation & Maintenance of Smart city Project & Integrated power development scheme, Gurugram (HR)
- IPDS Scheme , Gurugram (HR)
- Worked in the Operation & Maintenance of 33/11 kv Semi indoor Sub - station, Jaunpur , (U.P)
- Worked in the Operation of Rajiv Gandhi Gramin Vidhyut Yojna, Jodhpur
- Worked in the Operation & Maintenance of Re-accelerated Power Development Renew Power , Bhartpur (Raj.)

COMPUTER PROFICIENCY :-

- **Operating Systems:** - Windows 95, 98, XP, , 7, 8, 10 & 11
- **Environment:** - Windows and Internet
- **Others:** - , MS Office

SKILLS & STRENGTHS:-

- Ambitious, competitive, dedicated, honest and smart professional
- Team building skills with proficiency at grasping new technical concepts quickly
- Good Communication Skills, Decision making, Time Management, able to work independently

DECLARATION

I, hereby declare that all the information furnished above is true to the best of my knowledge and belief.

Date : 18.02.2025
PLACE: New Delhi

SWAPNIL JAIN

Swapnil Jain



IMRAN AKHTAR



Contact

Address:

29-C, D.D.A. Flats, A-Pocket
New Jafrabad, Shahadra, Delhi
India-110032

Phone:

+91 9717820906

Email:

Imran.9shi@gmail.com

Languages

English
Hindi

Academics

- ✓ **Bachelor of Technology in 2013**
(Specialization- Electrical & Electronics (Full Time) from GBTU)
- ✓ **SSC in 2008**
(Specialization-PCM from CBSE Board)
- ✓ **HSC in 2005**
(From UP Board)

Summary

MEP Project Manager with over 10 years of experience in interior fit-out projects. Well-rounded engineering experience in budgeting, project execution, quality, testing & supervision.

Multi-tasking Project Manager well-known for successfully taking a project from shop drawing to completion.

Self-motivated, innovative and goal-oriented management professional. Dedicated team player skilled at mediation and conflict resolution. Project Manager with excellent client oversight, issue resolution and cost analysis skills. Highly effective at juggling multiple projects at once.

Hardworking Project Manager gifted at performing specification and design reviews to ensure client expectations will be exceeded. Engaging and personable with the ability to monitor work quality, manage key milestones and deliver exemplary customer service.

Work History

Power System Operator 01/2025 – Present

Dhara Power, Gurugram

Project Manager-MEP - 07/2022 to 12/2024

Studiokon Ventures Pvt Ltd, Gurugram

Project Manager-MEP - 06/2019 to 07/2022

Aworks Design Pvt Ltd, Gurugram

Project Manager-Electrical - 07/2013 to 06/2019

Illuminar Engineering Services Pvt Ltd, Gurugram

Professional Experience

- Prepare complete Electrical, Networking, LV & security BOQ.
- Prepare technical proposals in collaboration with other relevant departments.
- Directed changes to the project scope and cost and implemented appropriate change management processes to keep the project on track.
- Directed planning, budgeting, vendor selection and quality assurance efforts.
- Kept meticulous records of all costs and expenses and analyzed that data against the budget.
- Maintained schedules to ensure that key milestones were being met at every phase.
- Coordinated design meetings and decisions across internal departments and teams.
- Conducted meetings with clients to determine project intent, requirements and budgets.
- Set project timelines and kept teams on task to complete milestones.
- Manage complete site from starting to handover.
- Monitored timelines and flagged potential issues to be addressed.



Accomplishments

- ✓ Good understanding of MEP Drawings, Erection & Maintenance.
- ✓ Both practical as well as theoretical knowledge of Different Electrical Instruments.
- ✓ Regular analyzing of organizations Electrical Load Consumption with Ratios and analysis.
- ✓ Well versed with MS-Office.
- ✓ Good understanding of Internet tools.
- ✓ Working Knowledge of AutoCAD

Skill Highlights

- ✓ Risk Identification & Mitigation
- ✓ Project Planning & Execution
- ✓ Due Diligence
- ✓ Project Monitoring & Control
- ✓ Quality Management
- ✓ Project Communication
- ✓ Project Review
- ✓ Strategy Execution

Summer Training

Delhi Transco Ltd

Description: - This training Provided me the basic knowledge of electricity transmission and various components used in it.

Curricular Activities

- ✓ Received gold medal in relay race (4*100M) for our school house.
- ✓ Received silver medal in 400m race for our school house.
- ✓ Secured second position in hand ball for our school house.
- ✓ Received gold medal in basketball in sports week held in our college

- Oversaw multiple projects at a time without sacrificing standards.
- Directed quality assurance efforts to maximize desired results and minimize adverse effect.
- Conducted meetings with clients to determine project intent, requirements and budgets.
- Maintained project schedules by managing timelines and making proactive adjustments.
- Assessed vendor products and maintained positive vendor relations.
- Maintained project quality with a hands-on management style.
- Prepared reports detailing site activities, incidents and resolutions.

Key Handled Projects

PROJECT NAME	PROJECT NAME
Systra, Faridabad (ongoing)	Chennai, New Delhi
Mercer, Noida & Gurugram (ongoing)	Ericsson, Gurugram & Noida
Godrej, Bangalore (ongoing)	FMC, Gurugram
Mcdermott, Chennai (ongoing)	Apeejay, Gurugram
Global logic, Chennai (ongoing)	LI & FUNG, Gurugram
Rattan India, Gurugram (ongoing)	R1 RCM, Gurugram
Airtel, Pune	Nthrive, Gurugram
Vinove India, Noida	Guardian, Noida
Repor, Noida	Samsung, Lucknow
Hero Motors, Noida	SAS, New Delhi
Pioneer, Gurugram	Facebook, New Delhi
Hyatt, Gurugram	Kawasaki, New Delhi
Brookfield, New Delhi	Microsoft, Noida
IILM, Noida	SPJIMR, New Delhi
Tata Tele, Noida	Ericsson, Noida
Holostik, Delhi	Cheil India, Gurugram
Mccain, Gurugram	Red Hat, Delhi & Bangalore
Qualcomm, Noida	Woori bank, Gurugram
Samsung, Noida	Royal Enfield, Gurugram
NH Bank, Noida	SCC-I, Gurugram
Hyundai, Gurugram	Honeywell, Gurugram
Korea Trade, Gurugram	One Rx, Gurugram
KPMG, Gurugram	ACME, Gurugram
Amazon, New Delhi	Newgen India, Noida
Cvent, Gurugram	Master Card, Gurugram
NIIFL, New Delhi	Sanofi, New Delhi



Sunil Kumar Jain
Finance and Commercial Professional

Contact Information

Suniljain0968@gmail.com

+919868257087

Address: P110, Extension Mohan Garden Uttam Nagar, New Delhi-110059

Professional Summary

Seasoned finance and commercial expert with over 35 years of experience in financial management, commercial operations, and business strategy. Adept at streamlining financial processes, ensuring compliance, and optimizing commercial functions. Proven ability to lead finance teams, manage large-scale projects, and drive cost efficiency while maintaining strong stakeholder relationships.

Key Competencies

- **Financial Management:** Expertise in budgeting, forecasting, and financial analysis to support strategic decision-making.
 - **Commercial Operations:** Skilled in contract management, vendor negotiations, and compliance with commercial policies.
 - **Taxation & Compliance:** Deep understanding of direct and indirect taxation, statutory requirements, and timely filings.
 - **Process Optimization:** Implementing systems and processes to enhance efficiency and accuracy in financial operations.
-

Professional Experience

Finance & Commercial Leadership Roles

- Led finance and commercial teams across multiple organizations, ensuring financial control and regulatory compliance.
- Managed large-scale projects, overseeing cost management and ensuring adherence to budgetary goals.

Sunil Jain



- Built and maintained relationships with key stakeholders, including vendors, clients, and regulatory bodies.
 - Conducted financial planning and analysis to identify cost-saving opportunities and revenue growth strategies.
-

Technical Skills

- Proficient in ERP systems such as **Tally** and **SAP** for financial operations.
 - Strong command of **MS Office** tools for financial reporting and analysis.
-

Education

Graduated from Finance Faculty (B.Com) from Kashmir University

Languages

Hindi & English

Sure Jain



DHARA POWER

PLOT NO. 57, URBAN ESTATE, SECTOR-18
GURUGRAM, HARYANA - 122015
Tel. No. -9810855317, 9999539883
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swati@dharapower.com
www.dharapower.com

ANNEXURE-10
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DHARA POWER – APPROACH AND METHODOLOGY

Approach & Methodology for Power Trading Business

Dhara Power is committed to operating within the regulatory framework established by the Honorable Commission and aims to make a meaningful contribution to India's energy sector. By serving as a reliable intermediary between energy buyers and sellers, including those dealing with renewable energy, Dhara Power seeks to create an efficient and transparent power trading ecosystem.

The company aspires to bridge the gap between energy generators and utilities by fostering a robust network and communication channels with key stakeholders across the country.

Power Trading Context in India

The Indian power sector has witnessed remarkable growth, transitioning from a deficit to a surplus energy scenario over the



Swati Jain

past decade. Renewable energy has been pivotal in this shift, with its share in the energy mix rising steadily. However, the generation of renewable energy is concentrated in regions with favorable conditions, such as high solar radiation or wind speeds.

This uneven distribution creates opportunities for power trading to balance the demand and supply dynamics across states. With increasing emphasis on green energy, commercial and industrial (C&I) clients are turning to power trading companies to secure long-term green power contracts, providing both financial and environmental benefits.

Dhara Power envisions significant growth in power markets with the advent of mechanisms like Market-Based Economic Dispatch (MBED) and market coupling. These advancements are expected to enhance trading opportunities, facilitate fair price discovery, and strengthen market confidence.

Methodology for Power Trading Business

Dhara Power employs the following tools and methodologies to optimize its power trading operations:

1. Market Understanding

- Types of Markets: Proficient in day-ahead markets, intraday trading, bilateral contracts, and other market mechanisms.
- Regulatory Environment: In-depth understanding of CERC regulations, state policies, and market design frameworks.



2. Planning & Forecasting

- **Market Data:** Utilize historical price trends, demand forecasts, generation schedules, and weather data.
- **Grid Dynamics:** Assess system constraints, line losses, and outage schedules.
- **Economic Indicators:** Monitor fuel prices, carbon pricing, and macroeconomic factors.

3. Risk Assessment and Management

- **Market Risk:** Manage price fluctuations effectively.
- **Operational Risk:** Minimize errors in bidding, scheduling, and trading systems.
- **Mitigation Strategies:** Use analytical tools and efficient systems to address risks.

4. Decision-Making & Financial Management

- Strategic decision-making processes ensure financial optimization while maintaining operational efficiency.

5. Compliance and Reporting

- Adhere to regulatory requirements and maintain transparency in records for audits and settlements.
- Provide regular updates to stakeholders on performance and risks.



Smriti Jain

6. Tools and Technology

- Trading Platforms: Expertise in IEX, PXIL, and HPX for seamless trading operations.
- Communication Systems: Leverage APIs for real-time data integration with grid operators.

7. Evaluation and Continuous Improvement

- Conduct periodic reviews of trading strategies and performance metrics.
- Stay updated with market trends, regulatory changes, and technological advancements.
- Refine algorithms and forecasts based on operational feedback.

Proposed Trading Activities

Dhara Power intends to undertake the following power trading activities:

1. Power Sale Contracts: Engage in short-term and long-term power sale contracts and participate actively in power exchanges.
2. Surplus Power from Long-Term PPAs: Facilitate the sale and purchase of excess power beyond pre-existing Power Purchase Agreements (PPAs).
3. C&I and Discom Engagement: Cater to the power demand of third-party Commercial & Industrial clients and distribution



Anil Jain

companies, providing market access through exchange memberships.

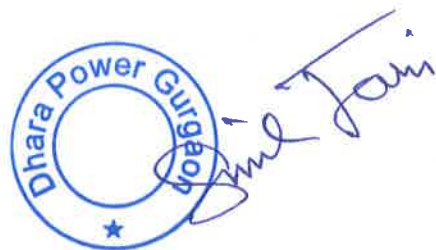
4. Renewable Energy Markets: Focus on renewable energy trading and managing Renewable Energy Certificates (RECs).

Vision and Growth Strategy

Recognizing the increasing electricity demands in the country, Dhara Power aims to collaborate with the largest electricity buyers, such as distribution utilities and power-intensive consumers. This strategy will enable the company to:

- Optimize growth as a power trader.
- Serve as a reliable and economic power source for buyers.
- Act as an efficient intermediary for power producers.

By adopting this approach, Dhara Power is confident in its ability to evolve into a trusted player in the energy trading ecosystem, promoting optimal power sourcing and utilization.



DHARA POWER

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ANNEXURE-11

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RESUMES OF THE FULL TIME PROFESSIONALS IN TERMS OF REGULATION 3(2) OF THE CENTRAL ELECTRICITY REGULATORY COMMISSION (PROCEDURE, TERMS AND CONDITIONS FOR GRANT OF TRADING LICENSE AND OTHER RELATED MATTERS) REGULATIONS, 2020.

SEEMA TYAGI [FINANCE HEAD]

Organization	Designation	Period	Job Responsibilities
Dhara Power	Finance Head	February 2025 to Present	<ul style="list-style-type: none">Accounting & Financial Operations: Expertise in maintaining statutory books of accounts, finalizing financial statements, and preparing profit & loss accounts and audit reports.Taxation & Compliance: Skilled in GST, TDS, and other tax-related compliance for multiple states. Proficient in liaising with tax departments for assessments and audits.



Reporting &

Swati Jain

			<p>Decision Support: Adept at preparing and analyzing reports such as cash flow statements and fund status statements to facilitate informed decision-making.</p> <ul style="list-style-type: none"> Accounts Receivable/Payable Management: Ensures timely invoicing and payments while conducting aging analysis to maintain financial health.
Studiokon Ventures Pvt. Ltd.	Senior Manager-Finance	Nov 2018 to January 2025	<ul style="list-style-type: none"> Taxation & Compliance: Skilled in GST, TDS, and other tax-related compliance for multiple states. Proficient in liaising with tax departments for assessments and audits. Accounting & Financial Operations: Expertise in maintaining statutory books of accounts, finalizing financial statements, and preparing profit & loss accounts and audit reports.

EDUCATIONAL QUALIFICATIONS

College/University	Year of Completion	Course
THE INSTITUTE OF COST	2010	Cost and Management Accountant

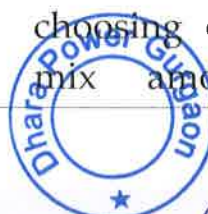


Signature

ACCOUNTANTS
OF INDIA

SWAPNIL JAIN
TECHNICAL HEAD

Organization	Designation	Period	Job Responsibilities
Dhara Power	TECHNICAL HEAD	February 2025 to Present	<ul style="list-style-type: none"> Power Trading responsible for delivering all energy products – Renewable Energy, Power Exchange, Bilateral, Group Captive and Third Party. Responsible for handling matters related to policy and regulatory affairs of the firm by capturing the development nuances, implications and recommending and implementing suitable way forward. Responsible for Off Take, Policy Advocacy and Regulatory Affairs of the firm and also responsible for sale of power. Responsible for maximizing the revenue for the company by choosing optimum sale mix among utilities,



Swapnil Jain

			industries and other consumers, trading licensees etc.
Instinct Infra & Power Ltd.	Project Engineer	June 2022 to January 2025	<ul style="list-style-type: none"> Power Trading responsible for delivering all energy products – Renewable Energy, Power Exchange, Bilateral, Group Captive and Third Party. Responsible for Off Take, Policy Advocacy and Regulatory Affairs of the firm and also responsible for sale of power.
VINDHYA TELELINKS LTD. (IND)	Project Engineer	Nov 2016 to June 2022	<ul style="list-style-type: none"> Assisted the technical team in execution and completion of various projects. Carried out detailed study and analysis of the technical requirements for setting up of projects with respect to power system operations.
VAISHNO POWER PROJECTS PVT. LTD.	Project Engineer	Jan 2012 to Oct 2016	<ul style="list-style-type: none"> Actively involved in completion of multiple projects requiring assistance with respect to electrical and power system operations.

EDUCATIONAL QUALIFICATIONS

College/University	Year of	Course
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Smit Jain

	Completion	
Rajasthan Technical University	2011	B. TECH. (Electrical Engineering)

Sunil Jain



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

APPLICATION NO. /TD/2025

IN THE MATTER OF:

DHARA POWER

...APPLICANT

I, Sunil Kumar Jain, the authorized representative of the Applicant in the above Application do hereby appoint and retain **NISHANT KUMAR, ANIMESH KUMAR, APRAJITA, SUMIT KUMAR AND SHIKHAR KHANNA**, Advocate/s, Fiducia Legal, Advocates & Solicitors, to appear, plead and act for me/ us in the above application/ appeal/ petition and to conduct and prosecute all proceedings that may be taken in respect thereof and applications for return of documents, enter into compromise and to draw any moneys payable to me/ us in the said proceeding and also to appear in all applications for review and for leave to the Supreme Court of India in all applications for review of judgment.

Place: New Delhi

Date: 22nd February 2025



Sunil Jain
 ★ Signature of the Party

"Accepted"

Executed in my presence.

Nishant Kumar *Animesh Kumar*
D/1232/16 *D/1325/2015*

[NISHANT KUMAR] [ANIMESH KUMAR]
[APARAJITA] [SUMIT KUMAR] [SHIKHAR KHANNA]

Fiducia Legal,
 Advocates and Solicitors,
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 Defence Colony, New Delhi-110024
 Phone: +91-11-41666026, +91-11-41666027
 Mobile: +91-9776823745, E-mail: desk@fiducialegal.in



Sunil Jain

Signature with date
 (Name and Designation)



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Ref. No. DP/2024-25/01

Date: 17/02/2024

AUTHORITY LETTER

It is hereby certified that Shri Sunil Kumar Jain S/o Late Shri Dharam Pal Jain, aged about 56 years, resident of P-110 Extension Upper Ground Floor, Front Side Mohan Garden, Uttam Nagar, West Delhi--110059 who is the Executive Officer of Dhara Power, Haryana is the Authorised Representative on behalf of M/s Dhara Power to institute, sign, authorize petitions to be filed with CERC (Central Electricity Regulatory Commission) pertaining to the abovementioned proprietor firm.

Sole Proprietor: Swati Mittal

For Dhara Power
Proprietor

Signature: _____