



भारतीय स्टेट बैंक
आरएसीपीसी-1
दिलीप तल, कलाश टावर,
गंधीनगर मोड के पास,
टोक रोड, जयपुर
पिन- 302015

STATE BANK OF INDIA
R A C P C-1 (HLC-1)
2nd Floor, Kallash Tower,
Near Gandhi Nagar Mod
Tonk Road
PIN-302015 Jaipur

HLC-1/JAIPUR/2026-27/BS

Date: 13.07.2026

Registered A.D.

SPEED-POST

Mr. Bankatpal Singh Solanki S/o Sh. Prabhu Singh Solanki Ward no 4 Beawar Road Charbhuj Colony Kekri PIN 305404	Mr. Bankatpal Singh Solanki S/o Sh. Prabhu Singh Solanki BEEO Office Panchayat Samiti Deoli District Tonk R.A. Thakur
Mr Bankatpal Singh Solanki S/o Sh. Prabhu Singh Solanki Flat no. 307, 3 rd Floor Umang @ mannat, Plot No. A, Hema Ki Dhani, Ajaypura, Sanganer, Distt. Jaipur Raj.	

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

Dear Sir / Madam,

This has reference to the Demand Notice issued on 06.09.2021 under section 13(2) and possession notice in respect of the movable & immovable assets served & affixed on 11.09.2023 under section 13(4) and publication thereof in Punjab keshari and Times of India on 14.07.2026 for the purpose of realizing secured assets for recovery of outstanding dues of the Bank in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under. You having failed to make payment towards the discharge of your liabilities to the Bank, it is proposed to sell the above movable & immovable secured assets.

As you have not made complete payment towards discharging of your liabilities sinful we have arranged to sell the Secured assets through E-Auction (Online Auction) on 13.08.2026 as detailed in the enclosed "E-Auction Sale Notice".

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

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

Date : 13.07.2026
Place : JAIPUR (RAJ.)

(AUTHORIZED OFFICER)

Description of the Immovable Properties (as per records available with the bank) :-	1. Reserve Price : 2. EMD Amount :
Flat no. 307, 3 rd Floor Umang @ mannat, Plot No. A, Hema Ki Dhani, Ajaypura, Sanganer, Distt. Jaipur Raj. Total Measuring Area: 46.247 Sq Mtr./ 55.311 Sq Yards (Super Build Area) CERSAI ID: 400009753146 Surrounded By : East : Open West : Passage & Flat No 320 North : Flat No 308 South : Flat No 306	1. Rs. 1480055 /- 2. Rs. 148006 /-

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

7	Reserve price of the immovable secured assets : Bank account in which EMD to be remitted. Last Date within which EMD to be remitted:	(1) Reserve price: Rs. 1480955 /- (Rupees Fourteen Lacs Eighty Thousand Nine Hundred Fifty Five only) Bidder Global EMD wallet maintained with Baanknet. (Bidder / Purchaser to register on e-auction portal https://baanknet.com/eauction-psb/bidder-registration using his mobile number and email Id. Interested bidder may deposit Pre-Bid EMD with Baanknet portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e., on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to: A/c 37608356375 IFSC: SBIN0010305 Address of Branch: State Bank of India, Home Loan Centre-1, 2nd Floor, Kailash Tower, Gandhi Nagar Mode, Tonk Road, Jaipur-302015 Ph. No. 0141-2745919 E-mail : sbi.10305@sbi.co.in The account is in the name of: Br Parking Account
9	Time and place of public e- Auction or time after which sale by any other mode shall be completed.	From 10:00 AM to 03:00 PM on 13.08.2026. (With unlimited extensions of 10 min. each) – On Line e-Auction Platform (https://baanknet.com/eauction-psb/home)
10	The e-Auction will be conducted through the Bank's approved service provider, e-Auction tender documents containing e- Auction bid form, declaration etc., are available in the website of the	Platform (https://baanknet.com/eauction-psb/home) for e-Auction will be provided by Bank's e Auction service provider at E-bikray portal. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com/eauction-psb/home. This Service Provider will also provide online demonstration/training for the intending bidders/purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others and (https://baanknet.com/eauction-psb/home). The intending

	service providers mentioned above.	participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from Baanknet- portal (https://baanknet.com/eauction-psb/home)
11	a) Bid increment amount: b) Autoextension: unlimited times. (limited /unlimited) c) Bid currency & unit of measurement	(i) Rs. 10,000.00 (ii) 10 Minutes (iii) Indian Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date : 10.08.2026 Time : 11.00 AM to 03.00 PM (1) Mukesh Meena : 0141-2745919 (2) Rajneesh : 9929869854 Email : sbi.10305@sbi.co.in
13	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password from Baanknet Portal may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in website: https://baanknet.com/eauction-psb/home > Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider at the Website https://baanknet.com/eauction-psb/home on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://baanknet.com/eauction-psb/home (direct link https://baanknet.com/eauction-psb/home) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any

delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance ($\geq$ EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property.

- (d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from <https://baanknet.com/eauction-psb/home> in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://baanknet.com/eauction-psb/home> and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. **EMD amount of the unsuccessful bidders will be returned without interest.**
- (e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
- (f) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the Bank/authorized officer will not be held responsible for that.
- (g) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://baanknet.com/eauction-psb/home>, (direct link <https://baanknet.com/eauction-psb/home>) contact details of which are available on the e-Auction portal.
- (h) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any

new condition other than those already agreed to before start of auction.

- (i) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering.
- (j) The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- (k) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider, before participating in the e-auction.
- (l) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (m) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (n) The Authorized Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason.
- (o) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (p) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.
- (q) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (r) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- (s) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
- (t) The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (u) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (v) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned Authorized officer of the concerned bank branch only.
- (w) The sale certificate shall be issued after receipt of entire sale

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

Date: 14.07.2026
Place: JAIPUR

AUTHORISED OFFICER

AASHIYANAA DESIGN SPACE**ARCHITECT SAEED SILAWAT**

B.Arch., COA, A.I.V.,

One semester Course in Real Estate Valuation.

Architect, Engineer & Approved valuar

9414555937

aashiyana.bank@gmail.com

Govt. Approved Valuer

Regd. Under Wealth Tax Act (Land & Building) CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23

Panel Valuar State Bank Of India (SBI)

Member of

Council of Architecture (COA)

Institution Of Valuer (IOV) REGD. :- A-24166

Council Of Engineers & Valuers (CEV)

Closure - 13,56,099

BRANCH:- 45, SADGURU KRIPAAPARTMENT, JADAUN NAGAR - B, JAIPUR - 302018

Architect,
Engineer,
Valuer,
Estimate.**Valuation Report**

Ref.	TOTAL NOS. OF PRINTS WITH COVER	Date
69	(18) Eighteen.	07-07-25

PROJECT/ OWNER NAME'S

1) MR. BANKAT PAL SINGH S/O MR. PRABHU SINGH

Application/File No. :- File No. -37730 A/c 37720823784

SITE ADDRESS :-PLOT NO. 307, IIIRD FLOOR, UMANG @ MANNAT, PLOT NO. A, HEMA KI DHANI,
AJAYRAPURA, SANGANER, DISTT.- JAIPUR (RAJ.)

Ph. -



BRANCH:- 45, SADGURU KRIPAAPARTMENT, JADAUN NAGAR - B, JAIPUR - 302018

AASHIYANA

A DESIGN SPACE

ARCHITECT SAEED SILAWAT
B.ARCH.

Architect, Engineer & Approved valuer

+ 919414555937

Panel Valuer for

aashiyana.beawar@gmail.com

Wealth tax(Land & building), S.B.I. & Aye Finance

CCIT/UDR/ITO(Tech.)/Valuer/CAT-I/2019-20/02/23

To,
STATE BANK OF INDIA

Date: 07-07-25

BRANCH: SBI, RACPC, KAILASH TOWER, JAIPUR

ANNEXURE-XIV

VALUATION REPORT IN RESPECT OF "FLAT"

I GENERAL		
1.	Purpose for which the valuation is made	: To assess the fair market value
2.	a) Date of Inspection	: 06-07-25
	b) Date on which the valuation is made	: 07-07-25
3.	List of documents Produced for Perusal.	
	i) Site Plan :-	: Yes
	ii) Patta/Lease No. :-	: Yes
	iii) Electricity Bill / K.No. :-	: -
	iv) Previous Valuation Report :-	: -
	v) Other's Document Any How :-	: -
4.	Name of the Owner(s) and his/their address (es) with Phone no.(details of share of each owner in case of joint ownership)	: 1) Mr. Bankat Pal Singh S/o Mr. Prabhu Singh -
5.	Brief description of the property (Including leasehold/ freehold etc.)	: Plot No. 307, IIIrd Floor, Umang @ Mannat, Plot No. A, Hema Ki Dhani, Ajayrapura, Sanganer, Distt.- Jaipur (Raj.)
	Applicant No.-	: File No. -37730
6.	Location of Property.	
	a) Flat No.	: Flat No. 307
	b) Door No.	: IIIrd Floor
	c) T.S. No./Village	: Umang
	d) Ward/Taluka	: Sanganer
	e) Mandal/ District	: Jaipur (Raj.)
	f) Date of issue and validity of layout of approved map/plan.	: N.A.
	g) Approved map / plan issuing authority	: JDA
	h) Whether genuineness or authenticity of approved map / plan is verified.	: Yes



	i)	Any other comments by our empanelled valuers on authentic of approved plan.	:	No	
7.		Postal address of the property.	:	Plot No. 307, 11rd Floor, Umang @ Mannat, Plot No. A, Hema Ki Dhani, Ajayrapura, Sanganer, Distt- Jaipur (Raj.)	
8.		City/Town	:	City	
		Residential Area	:	Yes	
		Commercial Area	:	None	
		Industrial Area	:	None	
9.		Classification of the Area	:		
	i)	High/Middle/Poor	:	Middle	
	ii)	Urban/Semi Urban/Rural	:	Rural	
10.		Coming Under Corporation limit/Village Panchayat/ Municipality	:	Municipality	
11.		Whether Covered under any State / Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No	
12.		Boundaries of the Property.	:	AS PER DEED	AS PER DEED
		North	:	As per deed	Flat No. 308
		South	:	As per deed	Flat No. 306
		East	:	As per deed	Open
		West	:	As per deed	Passage & Flat No. 320
13.		Diamention of the property.	:	AS PER DEED	AS PER DEED
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site.	:		-
14.1		Latitude, Longitude and Coordinates of the site.	:	Latitude,	Longitude
			26.725335	75.873933	
15.		Extent of the site considered for Valuation (Least of 13 A & 13 B)	:		-
16.		Wheather occupied by the owner /tenant? If occupied by tenant, since how long ? Rent received per month.	:	Owner Occupied	
II. APARTMENT BUILDING- 1. Nature of Apartment : Apartment 2. Location : Given Above 					

	T.s.No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality/ Corporation	:	Municipality
	Door No., Street or Road(Pin Code)	:	-
3.	Description of the locality Residential/ Commercial / Mixed	:	Residential
4.	Year of Construction	:	2011
5.	Number Of Floors	:	-
6.	Type of Structure	:	R.c.c. Structure
7.	Number of Dwelling units in the building	:	-
8.	Quality of Construction	:	Medium Quality of Construction
9.	Appearance of the Building	:	Normal Appearance of the building
10.	Maintenace of the Building	:	Normal
11.	Facilities Available	:	Yes
	Lift	:	Provided
	Protected Water Supply	:	Provided
	Underground Sewerage	:	Provided
	Car Parking - Open/ Covered	:	Open
	Is Compound Wall Existing?	:	Yes
	Is Pavement laid around the building	:	-
III FLAT			
1.	The Floor on which the flat is situated	:	3rd Floor
2.	Door No. of the flat	:	Flat No. 307
	Specifications of the flat.		
	Roof	:	Rcc Slab
	Flooring	:	Tiles Flooring
3.	Doors	:	Wooden
	Window	:	Wooden
	Fittings	:	Good
	Finishing	:	Good
	House Tax.	:	Not known
	Assessment No.	:	Not known
4.	Tax Paid in the name of	:	Not known
	Tax Amount	:	Not known
5.	Electricity Service Connection On.	:	Yes
	Meter Card is in the name of	:	Not known
6.	How is the Maintenace of the flat?	:	-
7.	Sale Deed Executed in the name of	:	As per sale deed



8.	What is the undivided area of land as per sale Deed?	:	As per sale deed
9.	What is the plinth area of the flat?	:	-
10.	What is the floor space Index (App.)	:	As per Norms
11.	What is the Built up Area of the Flat?	:	-
12.	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial Purpose?	:	Residence Purpose
14.	Is it Owner-Occupied or let out?	:	Owner-Occupied
15.	If rented, what is the monthly rent?	:	No.
IV MARKETABILITY			
1.	How is the Marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	Surrounding area is developing with JDA approved colonies & Apartments etc.
3.	Any negative factors are observed which affect the market value in general?	:	N.A.
V Rate			
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at-least two latest deals / transactions with respect to adjacent properties in the areas)	:	Land & Building Rate = Rs. 4000/- to 2500/- Sq.ft.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Land & Building Rate = Rs. 4000/- to 2500/- Sq.ft.
3.	Break - up for the rate	:	
	i) Building + Services	:	Rs. 1500/- Sq.Ft.
	ii) Land + Others	:	Rs. 3000/- Sq.ft.
4.	Guideline rate obtained the Registrar's office (an evidence thereof to be enclosed)	:	4,758.00 Rs. / Meter
5.	In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the state Govt. notification or income tax gazette justification on variation has to be given	:	There is variation of more than 20% between guideline and market value. It is due to the better surrounding locality and infrastructure facilities available near the property.
6.	Details / reference of at least two latest deals/ transactions with respect to adjacent properties in area	:	Recent transaction not available
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
	Depreciated building rate	:	Straight Line Method
	Replacement cost of flat with Services {V (3)i}	:	Rs. 1500/- Sq.Ft.



a.	Age of the building	10.00
	Life of the building estimated	70.00
	Depreciation percentage assuming the salvage value as 10%	10%
	Depreciated Ration of the building.	0.90
b.	Total composite rate arrived for valuation	Land & Building Rate = Rs. 4000/- Sq.ft. to 2500/- Sq.ft.
	Depreciated building rate VI (a)	Rs. 1500 Sq.ft.
	Depreciated building Value	Rs. 26,25,000/-
	Rate for Land & other V (3)ii	As per para no. v(3)ii
	Total Composite Rate.	Rs. 4500/- Sq.ft. (Land & Building Rate)

AREA STATEMENT:-

(i) Super Build Up Area	:	497.80 Sq.Ft.
(ii) Build Up Area	:	398.24 Sq.Ft.
(iii) Carpet Area	:	- Sq.Ft.
(iii) Plinth Area	:	- Sq.Ft.

VI Details of Valuation:

Sr.No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the shop	497.80 Sq.Ft.	3,500.00	17,42,300.00
2.	Wardrobes	Total cost includes every thing	-	-
3.	Showcases	Total cost includes every thing	-	-
4.	Kitchen Arrangements	Total cost includes every thing	-	-
5.	Superfine Finish	Total cost includes every thing	-	-
6.	Interior Decorations	Total cost includes every thing	-	-
7.	Electricity deposits / electrical fittings, etc.,	Total cost includes every thing	-	-
8.	Extra collapsible gates / grill works etc.,	Total cost includes every thing	-	-
9.	Potential value, if any	Total cost includes every thing	-	-
10.	Less for Poor maintainance	497.80 Sq.Ft.	-	-
			Total	17,42,300.00
11.	Depreciated building value	1,742,300.00	X 1.00	17,42,300.00
	Total			17,42,300.00
	Say Total			17,42,300.00

Rupees: Seventeen Lakh FourtyTwo Thousand Three Hundred Only



(i)	Market Value of the Property	=	17,42,300.00
(ii)	Realizable Value of the Property(Less 85% of Market value)	=	14,80,955.00
(iii)	Distress Value of the Property(Less 75% of Market value)	=	13,06,725.00

Marks and Conclusions:

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, income Approach and cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

1) This flat is located on the 3rd Floor,

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs.
(Rupees Only).

Place: JAIPUR
 Date: 07-07-25


 Signature
 (Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated..... on
 we are satisfied that the fair and reasonable market value of the property is Rs.....
 (Rs..... Only).

Date: 07-07-25

Signature
 (Name of the Branch Manager with Office Seal)

Photographs of property enclosed. (PAGE-I)

I) MR. BANKAT PAL SINGH S/O MR. PRABHU SINGH



BRANCH:- 45, SADGURU KRIPAAPARTMENT, JADAUN NAGAR – B, JAIPUR – 302018

Photographs of property enclosed. (Page-II)



Government of Rajasthan

प्राप्ती दिनांक : 01/12/2024

REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN
Sub-Registrar : SANGANER-I
List of Rural DLC Rate

Print Date : 07/07/2025

Time: 15:01:28PM

District: JAIPUR

Village Name & Classification	Category	Exterior(₹)	Interior(₹)	Unit
NANAKPURA / HEMA KI NANGAL (नानकपुरा उर्फ हेमा की नांगल)				
1 Irrigated-NH/SH/MH/Other 0 to 100 meter NH NH/SH/MH/अन्य 100 मी. तक-नानकपुरा हेमा की नांगल -63,64,65,66,70,71/2,71/1,82,79,77,78,73/2,73/3,74/2,76/1,76/2,75,74/1, 86/319,74/318,86/297,135,91,136,134,227,228/1,228,229,133,232,233,2 34,240,239,241,242,235,124,125,122,123/302,123/306,127,126,129,92/ 4,92/3,92/2,92/1,90,89,87/298,74/296,86,87,88/299,88	A	23790000	-	Hectare
2 Irrigated-NH/SH/MH/Other above 101 to 200 meter NH/SH/MH/अन्य 101 मी. से अधिक 200 मी. तक-नानकपुरा हेमा की नांगल -92/230,93,93/321,94,128,121,121/324,123,119,46,46/396,59,60,61,62,8 4/1,83,80,81,85/329,138,139,140,141,142,137,137/1,226,225,230,231,2 24,246,247,245,243,244,248,249,250,251,252,253,254,255,256,250/294	A	20000000	-	Hectare
3 Irrigated-NH/SH/MH/Other above 201 to 500 meter NH/SH/MH/अन्य 200 मी. से अधिक 500 मी. तक-नानकपुरा हेमा की नांगल -9,23,24,27/1,27/2,28,29,29/303,30,31,32,33,34,35,35/1,36,37,38,39,40, 41,42,43,44,45,47,48,49,50,51,51/300,51/322,52,53,54,55,56,57,58,57/3 04,85,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157, 158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,17 4,175,176,177,178,179,180,181,182,183,184,185,186,191,193,194,195/ 1,195/2,199,200,201,202,203,204,205,206,207,208,209,212,213,214,21 5,216,217,218,219,220,221,222,223,257,258,259,260,261,262,263,264, 265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,28 1,282,283,284,285,286,287,166/328,175/307,205/305,268/308,219/301, 257/392,248/295,95/323,95,96,97,98,99,100,101,102,103,104,105,106,1 07,108,109,110,111,112,113,114,115,116,117,118, 120,101/316,102/309,114/310,114/311,114/312,114/313,114/293,114/31 7,112/314,112/315	A	15860000	-	Hectare
4 Irrigated-NH/SH/MH/Other above 500 meter NH/SH/MH/अन्य 500 मी. से अधिक	A	14160000	-	Hectare

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

Page No. 1

Government of Rajasthan

REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN

Sub-Registrar : SANGANER-I

List of Rural DLC Rate

प्रसंगी दिनांक : 01/12/2024

Print Date : 07/07/2025

Time: 15:01:28PM

District: JAIPUR

Village Name & Classification	Category	Exterior(₹)	Interior(₹)	Unit
5 NANAHPURA/HEMA KI NANGAL AGRI LAND - KHASRAS UPTO 1/2 KM FROM N.H./RING ROAD AND ON ANY DAMAR ROAD - Irrigated-NH/SH/MH/Other above 201 to 500 meter नानकपुरा/हेमा की नांगल कृषि भूमि - खसरे एन.एच./रिंग रोड से 1/2 किमी तक और किसी भी डामर रोड पर - NH/SH/MH/अन्य 200 मी. से अधिक 500 मी. तक	A	15860000	-	Hectare



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

Page No. 2

AASHIYANA

A DESIGN SPACE

ARCHITECT SAEED SILAWAT
B.ARCH.

Architect, Engineer & Approved valuer

+ 919414555937

Panel Valuer for

aashiyana.bank@gmail.com

Wealth tax(Land & building), S.B.I. & Aye Finance

CGIT/UDR/ITO(Tech.)/Valuer/CAT-1/2019-20/02/23

TO WHOM SO EVER IT MAY CONCERN

Name of Customer(s) Borrower Unit : I) Mr. Bankat Pal Singh S/o Mr. Prabhu Singh

Property Address : Plot No. 307, 11rd Floor, Umang @ Mannat, Plot No. A, Hema Ki Dhani, Ajayrapura, Sanganer, Distt.- Jaipur (Raj.)

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

Respected Sir,

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

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

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



₹ 35.0 Lac EMI - ₹ 19k Can I afford it?

[Validate Market Price with](#) [MagicBricks](#)

1100 Sq-ft 2 BHK Flat For Sale in [Ajajrapura, Jaipur](#)



2 Beds 2 Baths Furnished

Super Built-Up Area
1100 sqft *
₹ 3,182/sqft

Floor
4 (Out of 10 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Furnished

Contact Owner

DINESH SAKARWAL

+91-94XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.



₹30.0 Lac EMI ₹16K | Can I afford it?

Validate Market Prices with ProQuest

2 BHK Flat For Sale in Gurupragna GuruShikhar Apartment, [Alairajpura, Jaipur](#)

 **2 Beds**

2 Baths

	Furnished
---	-----------

Super Built-Up Area

1400 sq ft ~

€2.142/ha

Developer

Gurupragna Infra Pvt.
Ltd.

Project

Gurupragna
GuruShikhar Apartment

Floor

7(Out of 8 Floors)

Transaction Type

Resale

Status

Ready to Move

Facing

North

Furnished Status

Furnished

Car Parking

1 Open

+12 Photos

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago



AASHIYANA

A DESIGN SPACE

ARCHITECT SAEED SILAWAT
BARCH.

Architect, Engineer & Approved valuer

+ 919414555937

Panel Valuer for

aashivana.bank@gmail.com

Wealth tax(Land & building), S.B.I. & Aye Finance

CGIT/UDR/ITO(Tech.)/Valuer/CAT-1/2019-20/02/23

BRANCH:- 45, SADGURU KRIPAAPARTMENT, JADAUN NAGAR – B, JAIPUR – 302018

(Annexure-I)

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

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

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 07-07-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 06-07-25 The work is not sub- contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income- tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number/Service Tax number as applicable is **BNPPS7545K**
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

BRANCH:- 45, SADGURU KRIPAAPARTMENT, JADAUN NAGAR – B, JAIPUR – 302018



- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z. Further, I hereby provide the following information.

Name of Applicant:

I) MR. BANKAT PAL SINGH S/O MR. PRABHU SINGH

S.No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Mention as in report
2	Purpose of valuation and appointing authority	To assess the fair market value.
3	Identity of the valuer and any other experts involved in the valuation;	self valuar, no other experts in the valuation
4	Disclosure of valuer interest or conflict, if any;	nothing
5	Date of appointment	07-07-25
	Inspection Date	06-07-25
	date of report;	07-07-25
6	Inspections and/or investigation undertaken;	Land and building owner/ bank officer
7	Nature and sources of the information used or relied upon;	Market
8	Procedures adopted in Carrying out the valuation and valuation standards followed;	Basic rate as per standing order X-3/2021
9	Restrictions on use of the report, if any;	Only bank Loan purpose
10	Major factors that were taken into account during the valuation;	nothing
11	Major factors that were not taken into account during the valuation;	nothing
12	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.	

DATE : 07-07-2025

Place: JAIPUR



Signature

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

MODEL CODE OF CONDUCT FOR VALUERS**Integrity and Fairness****(Annexure-II)**

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.
Professional Competence and Due Care
- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18 As an independent valuer, the valuer shall not charge success fee.
- 19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.



Confidentiality

- 20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

- 21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- 22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

- 25 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
- 26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

- 29 A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.
- 31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32 A valuer shall follow this code as amended or revised from time to time.

Name of Applicant:**I) MR. BANKAT PAL SINGH S/O MR. PRABHU SINGH**

Signature of the Valuer

DATE : 07-07-2025

Place: JAIPUR



Name of the Valuer

SAEED SILAWAT

Address of the valuer

 BRANCH:- 45, SADGURU
 KRIPAAPARTMENT, JADAUN
 NAGAR – B, JAIPUR – 302018