

PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-481, Street No. 11, Majlis Park,
Delhi-110033

M.: 9582166798 & 9711633049

Email Id: perfectvaluers2012@gmail.com;
perfectvaluers2012@yahoo.in;

Bank in Panel:-
State Bank of India,
Bank of Baroda,
Oriental Bank of
Commerce,

REF. NO. SBI/2018-19/HE

DATED: 07TH MARCH 2019

VALUATION REPORT

OF

IMMOVABLE PROPERTY

PROPERTY SITUATED AT	:	PROPERTY BEARING KHASRA NOS 496, 512, 513, 514 MIN, 323, 324, 325, 326, 496/1 MIN, SITUATED IN ABADI AREA, VILLAGE - PASONDA, PARGANA - LONI, TEHSIL & DISTT. - GHAZIABAD, UTTAR PRADESH.
OWNER (S)	:	MR. MOHINDER KUMAR S/O MR. ANUP SINGH
ACCOUNT NAME	:	M/S NEW INDIA C N G CENTRE
BANK/BRANCH NAME	:	STATE BANK OF INDIA, SCOPE COMPLEX, LODHI ROAD, NEW DELHI



PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-481, Street No. 11, Majlis Park,
Delhi-110033

M.: 9582166798 & 9711633049

Email Id: perfectvaluers2012@gmail.com;
perfectvaluers2012@yahoo.in;

Bank in Panel:-
State Bank of India,
Bank of Baroda,
Oriental Bank of
Commerce,

VALUATION REPORT OF IMMOVABLE PROPERTY

Name & address of Branch :	:	STATE BANK OF INDIA, SCOPE COMPLEX, LODHI ROAD, NEW DELHI
Name of Customers (s)/ Borrowal Unit: (firm which valuation report in sought)	:	M/S NEW INDIA C N G CENTRE

1:- INTRODUCTION:-

a)	Name of the property owner (with address & Phone Nos.)	:	MR. MOHINDER KUMAR S/O MR. ANUP SINGH
b)	Purpose of Valuation	:	Fair Market Value for Bank Credit Facilities
c)	Date of Inspection Property	:	31.01.2019
d)	Date of Valuation Report	:	07.03.2019
e)	Name of the Developer of property (in case of developer built properties)	:	N.A.

2:- PHYSICAL CHARACTERISTICS OF THE PROPERTY

A).	Location of property	:	
i)	Nearby Landmark	:	Located near Shalimar City
ii)	Postal Address of the property	:	Property Bearing Khasra Nos 496, 512, 513, 514 Min, 323, 324, 325, 328, 496/1 Min situated in Abadi Area, Village - Pasonda, Pargana - Loni, Tehsil & Distt. - Ghaziabad, Uttar Pradesh.
iii)	Area of the plot/ land (supported by a plan)	:	3115.30 sq. mtrs. or 3726 sq. yds. (As per Legal Report)
iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	:	Solid Land
v)	Independent access/approach to the property etc.	:	Common road to the locality



PERFECT VALUERS

	vi)	Google Map Location of the property with a neighborhood layout map	:	Attached	
	vii)	Details of roads abutting the	:	Road	
	viii)	Description of adjoining property	:	West – Shalimar City & East – Road	
	ix)	Plot no. Survey No.	:	As per annexure	
	x)	Ward/ Village/ Taluka	:	Pasonda	
	xi)	Sub-Registry/ Block	:	Pargana	
	xii)	District	:	Ghaziabad	
	xiii)	Any other aspect	:	No	
B).	Plinth Area, Carpet area and saleable area to be mentioned separately and clarified			Floors	Actual Area
				GF (RCC)	111 sq. mtrs.
				GF (Tin Shed)	466 sq. mtrs.
C).	Boundaries of the Property			As per Lease deed	Actual
	North			Not Mentioned	Other Property
	South				Vacant Plot / Main Road
	East				Road
	West				Shalimar City

3:-

TOWN PLANING PARAMETERS

3:-

TOWN PLANING PARAMETERS

i	Master plan Provision related to property in terms of land use	:	Residential	
ii	FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed	:	Permissible	125%
		:	Utilized	18%
iii	Ground floor Coverage	:	Permissible	45%
		:	Utilized	18%
iv	Comment on whether Co- Occupancy certificated has been issued or not	:	Not provided	
v	Comment on unauthorized constructions if any	:	No	
vi	Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc.	:	As per GDA	
vii	Planning area/ zone	:	Industrial Zone	
viii	Developmental controls	:	GDA	
ix	Zoning regulations	:	GDA	
x	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Residential	
xi	Comment on Demolition proceedings if any	:	No	
xii	Comment on compounding/ regularization proceedings	:	--	
xiii	Any other Aspect	:	Nil	



4:-	<u>DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY</u>	
a)	Ownership Documents i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the property	: Photocopy of sale deed dt. 31.03.1989 and Legal Report dt. 03.03.2019 prepared by M/s Purushottam Mittal.
b)	Name of the Owner/s	: M/s New India C N G Centre
c)	Ordinary status of freehold or leasehold including restrictions on transfer	: Free hold
d)	Agreement of easement if any	: Not Applicable
e)	Notification of acquisition if any	: No
f)	Notification of road widening if any	: No
g)	Heritage restriction, if any	: No
h)	Comment on transferability of the property ownership	: Easily transferable through Lease Deed
i)	Comment on existing mortgages/ charges /encumbrances on the property, if any	: To be mortgaged by Bank
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	: Owner to disclose
k)	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	: Not provided
l)	Whether property is agricultural Land if yes, any conversion is contemplated	: No
m)	Whether the property is SARFAESI compliant	: Yes
n)	i) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. ii) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	: Not provided
o)	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	: To be mortgaged by Bank
p)	Qualification in TIR/Mitigation suggested if any	: Bank to verify
q)	Any other aspect	: Nil



5:-

ECONOMIC ASPECTS OF THE PROPERTY

a) i) Reasonable letting value	:	No information
ii) If property is occupied by tenant -Number of tenants -Since how long (tenant wise) -Status of tenancy right Rent received per month (tenant-wise) with a comparison of existing market rent	:	Owner occupied Not Applicable
iii) Taxes and other outings iv) Property Insurance v) Monthly Maintenance charges vi) Security Charges vii) Any other aspect	:	Not provided

6:-

SOCIO CULTURAL ASPECTS OF THE PROPERTY

a) Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	:	Residential
b) Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No

7:-

FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

A) Description of the functionality and utility of the property in terms of i) Space Allocation ii) Storage Spaces iii) Utility Spaces Provided Within the Building iv) Car Parking Facility v) Balconies Etc.	:	Residential Property Sufficient Yes Provided Open No
B) Any other aspect	:	Nil



8:-

INFRASTRUCTURE AVAILABILITY

A)	Description of aqua infrastructure availability in terms of:	
	i) Water supply ii) Sewerage/sanitation system underground or open iii) Storm Water drainage	: } Connected Connected Yes
B)	Description of other physical infrastructure facilities viz. i) Solid Waste Management ii) Electricity iii) Road and Public transport connectivity iv) Availability of other public utilities nearby	: } Provided
C)	Social Infrastructure in terms of i) School ii) Medical Facilities iii) Recreational facility in terms of parks and open space	: } Near by

9:-

MARKETABILITY OF THE PROPERTY

A)	Marketability of the property in terms of:	
	i) Locational attributes	: Average
	ii) Scarcity	: Available
	iii) Demand and supply of the kind of subject property	: Average
	iv) Comparable sale prices in the locality	: Above Rs. 25,000/- per sq. yds.
B)	Any other aspect which has relevance on the value or marketability of the property	: Nil

10:-

ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

a)	Type of construction	: RCC Spread Foundation, RCC Structure, M Steel Structure, load bearing wall, brick work and cement mortal
b)	Material & technology used	: RCC & Shed
c)	Specifications	: Average
d)	Maintenance issues	: Average
e)	Age of the building	: 11 years (built in 2006-07)
f)	Residual Life of the building	: 54 years (RCC) and 29 years (Shed)
g)	Total life of the building	: 65 years (RCC) and 40 years (Shed)
h)	Extent of deterioration	: --
i)	Structural safety	: Sound
j)	Protection against natural disaster viz earthquakes	: Not Known
k)	Visible damage in the building	: No
l)	System of air-conditioning	: Not Known
m)	Provision of firefighting	: No
n)	Copies of the plan and elevation of the building to be included	: Owner to disclose



ENVIRONMENTAL FACTORS

a)	Use of environmental friendly building materials, Green Building Techniques if any	:	No
b)	Provision of rain water harvesting	:	No
c)	Use of solar heating and lightening systems, etc.,	:	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	Yes, Residential area

12:-

ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

A)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	:	Modern fashioned
----	---	---	------------------

13:-

(VALUATION)

A)	Methodology of valuation-procedures adopted for arriving at the valuation.	:	Land and Building Method
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at	:	Land and Building available
B)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks, Com, 99 acres com, makaan com etc, if available	:	Land Rate ranges between Rs. 24,000/- to Rs. 26,000/- per sq. yds. Value of land by adopting PMR Rs. 25,000/- per sq. yds.
C)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	:	--



PERFECT VALUERS

D) SUMMARY OF VALUATION

i) Guideline Value		3115.30 sq. mtrs. @ Rs. 15,000/- per sq. mtrs.
a) Land:	:	= Rs. 4,67,29,200/-
b) Building:	:	111 sq. mtrs. (RCC) @ Rs. 11,000/- =Rs. 12,21,000/- 466 sq. mtrs. (Tin Shed) @ 7,000/- = Rs. 32,62,000/-
Guideline Value (I + II)	:	Rs. 5,12,12,200/- (Rupees Five Crores Twelve Lacs Twelve Thousand Two Hundred Only)
ii) Fair Market Value	:	Rs 9,60,00,000/- (Rupees Nine Crore Sixty Lacs Only)
iii) Realizable Value (15% less than the present market value)	:	Rs. 8,16,00,000/- (Rupees Eight Crores Sixteen Lacs only)
iv) Forced/ Distress Sale value (25% less than the present market value)	:	Rs. 7,20,00,000/- (Rupees Seven Crores Twenty Lacs only)

E)	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.	:	For the reasons stated below:- 1. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which generally varies with market rates. 2. The market rate depends on demand & supply of the property in a particular area.
-----------	--	---	--

Details of last two transactions in the locality/area to be provided, if available	:	Property Dealers:- M/s S. R. Real Estate: 9212741221 and 9818643575 M/s Q J K Property: 9312351261
--	---	--



ANNEXURE-I

A. Brief description of the property under Valuation

1. The subject property is a residential property built on a plot having area 3115.30 sq. mtrs. or 3726 sq. yards as Ground Floor only.
2. The subject property is 11 years old building and self-occupied for residential use as on date.
3. The subject property is comprising of New India Campus and banquet hall at GF.
4. The sanctioned plan has not been submitted, so actual built – up area which is within the permissible limit considered for valuation.
5. The subject property is located near Shalimar City.

B. VALUATION OF BUILDING

S. No.	Particulars of item	Plinth area sq. mtrs.	Age of building	Depreciated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs. 15% (RCC) & 28% (Tin Shed)	Net value after depreciation on Rs.
1.	GF (RCC)	111	11/65	12,000/-	13,32,000/-	1,99,800/-	11,32,200/-
2.	GF (Tin Shed)	466	11/40	5,000/-	23,30,000/-	6,52,400/-	16,77,600/-
		6976		TOTAL	36,62,000/-	8,52,200/-	28,09,800/-

Part – C (Extra Items) Building:

(Amount in Rs.)

1)	Portico	:	}	Nil
2)	Ornamental front door	:		
3)	Sit out/Verandah with steel grills	:		
4)	Over head water tank	:		
5)	Extra Steel/Collapsible gates	:		

Part - D (Amenities): (Amount in Rs.)

1)	Ward Robes, Showcase, Wooden Cubbourard	:	}	Nil
2)	Interior decorations	:		
3)	Architectural elevation works	:		
4)	Paneling works	:		
5)	Aluminum works	:		
6)	Common Amenities	:		
7)	Separate for utility Block	:		
	TOTAL	:		Nil

Part – E (Miscellaneous): (Amount in Rs.)

1)	Separate for guard rooms, DG room, visitor room	:	}	Nil
2)	For Luggage 2 Nos lift	:		
3)	Trees, gardening	:		
	TOTAL	:		Nil



1)	Open wall, Hand pump, overhead tank	:	} Nil
2)	Drainage arrangements	:	
3)	Compound wall	:	
4)	Steel Gate	:	
5)	Pavement	:	
6)	Electrical fittings & Other	:	
7)	Guard room, servant room, internal road, swimming pool etc.	:	
TOTAL		:	

Total Abstract of the Entire Property

			MARKET VALUE Rs.	GLR VALUE Rs.
Part - A	Land (3726 sq. yds. @ Rs. 25,000/- per sq. yds.)	:	9,31,50,000/-	4,67,29,200/-
Part - B	Building	:	28,09,800/-	44,83,000/-
Part - C	Extra Items	:	Nil	NIL
Part - D	Amenities	:	Nil	NIL
Part - E	Miscellaneous	:	Nil	NIL
Part - F	Services	:	Nil	
Total Cost		:	9,59,59,800/-	5,12,12,200/-
Say		:	9,60,00,000/-	--
Cost of Construction for Insurance Purpose		:	28,00,000/-	--



DECLARATION

xiv
We hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv) We have no direct or indirect interest in the above property valued.
- The property was inspected by our representative on dt. 31.01.2019 in presence of Mr. Vikas Sharma.
- v) We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- vi) We are approved Valuer under SARFAESI ACT 2002 and am approved by the Bank.
- vii) We have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- viii) We have submitted the valuation Report (s) directly to the Bank.

Place : New Delhi

Date : 07.03.2019

Note : This report contains 15 pages

FOR PERFECT VALUERS



(DINESH KUMAR SHARMA)
(Govt. Regd. Valuer)
(Regd. No. Cat-I/286/2009)

	Layout plan sketch of the area in which the property is located with latitude and longitude	:	
b)	Building plan	:	Not provided
c)	Floor Plan	:	-do-
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a Selfie of the Valuer at the site	:	Attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	:	Not provided
f)	Google Map location of the property	:	Attached
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	:	Attached
h)	Any other relevant documents extracts	:	Nil

