



GLOBAL (I) INTERNATIONAL

GOVT APPROVED VALUERS



To
The Branch Manager
State Bank of India
SME Mayapuri Industrial area
New Delhi

07.10.2020

VALUATION REPORT - SUMMARY

Reference No: GST/ GRS/ KRP/ 9558

We have received bank request to inspect the property and submit our opinion in specific Bank Format

S. No	Description	Remarks
1.	Description of the property:-	
	☛ Property No. 7/93, Block- 7, Situated at Subhash Nagar, New Delhi- 110027	
	☛ Landmarks: Nearby Gurudwara & Mother Dairy	
	☛ A Two & half storied building having 2 rooms, 1 drawing/dining, 1 kitchen, 1 toilet/bathroom 1 store on ground floor, 2 rooms, 1 drawing/dining, 1 kitchen, 2 toilets/bathrooms balcony on first floor and 1 rooms, 1 kitchen 1 toilet on second floor	
	☛ It is a freehold residential property. The School, hospital, office, market are within 1-2 Km. distance	
2.	Purpose of valuation	To assess fair market value
3.	Name of owner	Shri Anil Kumar Bhaskar S/o Late Shri Amar Nath Sharma
4.	Contact Number	Mr. Anil Bhaskar- 9871301040
5.	Land / Plot Area	Plot area= 100 Sq Yds (83.61 Sq Mtr)
6.	Covered Area	Total permissible built up area= 1620 Sq Ft or 150.50 Sq Mtrs
7.	Number of Stories	Two & half storied (G+1 ^{1/2})
8.	Year of Construction	2000 & renovation in 2018
9.	Market Value	Rs 196.44 Laacs
10.	Realizable Value	Rs 176.79 Laacs
11.	Distress Value	Rs 157.15 Laacs
12.	Circle Value	Rs 59.72 Laacs
13.	Insurance Value	Rs 16.44 Laacs





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VALUATION REPORT

GENERAL:

Name & Address of the Branch		: SBI, SME Mayapuri Industrial area, Delhi						
Name of Customer(s)		: Shri Anil Kumar Bhaskar S/o Late Shri Amar Nath Sharma						
1. Customer Details								
i)	Name of the applicant	: Shri Anil Kumar Bhaskar S/o Late Shri Amar Nath Sharma						
ii)	Apl. No.	: -						
2. Asset Details								
i)	Address:	: Property No. 7/93, Block- 7, Situated at Subhash Nagar, New Delhi- 110027						
ii)	Nearby	: Gurudwara & Mother Dairy						
iii)	Land Mark/ Google Map Independent access to the Property.	: Yes						
3. Document Details								
Layout Plan		Name of Approving						
Building Plan		Approved building plan not available, and we have considered the permissible built up area						
Construction Permission		Yes, MCD						
Legal Documents		Conveyance Deed No. 16176, Book No. 1, Volume No. 16205, page No. 126 to 128 dated 08.07.2008						
4. Physical Details								
Adjoining Properties	East	Gali	West	Entry/ Park	North	Prop. No- 7/94	South	Prop. No- 7/92
Matching of Boundaries	Yes	Plot Demarcated	Yes	Approved land use	Yes	Type of Property	Residential	
No. of rooms	Hall	2	Room	5 rooms, 1 store	Toilet	3	Kitchen	3



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OFFICE ADDRESS E-46, SECOND FLOOR, OLD DOUBLE STOREY, LAJPAT NAGAR -IV, NEW DELHI 110 024

OFFICE: 8826278700, 011-41601138, 9582958283

E-mail : anil_saxena@hotmail.com



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Total no. of floors	Two & half storied (G+1 ^{1/2})	Floor on which the property is located	Entire Property	Approx. Age of the property	20 Years	Residual age of the property	40 years (out of total future life 60 Years)	RCC framed Structure
5. Tenure/ Occupancy Details								
Status of tenure		YOC- 2000 & 2008		No. of years of occupancy			NA	
Owner/ Rented		Occupied by owner		-			-	
Relationship of tenant to owner		N.A.		-			-	
6. Stage of Construction								
Status of construction		Completed		If under construction, extent of completion			NA	
7. Violation if any observed								
Nature and extent of violations		No						
8. Area Details of the Property								
Property Area		Plinth Area		Carpet Area		Saleable Area		Remarks
Plot area= 100 Sq Yds (83.61 Sq Mtr)		1620 Sq Ft		-		-		-
9. Valuation:								
a) Mention the Valuation as per Government approved rates also				: Refer page number 5				
b) In Case of Variation of 20% or More, 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.				: Difference in Market value of property is more than 20% of the circle rate, because there is more Demand of such Properties, in the area and availability is less.				
Summary of valuation								
1. Guide Line value				: Refer Part II for All these Details				
2. Land								
3. Building								
4. Fair Market Value								
5. Realisable Value								
6. Forced/Distress Sale Value								



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10.	Assumptions/ Remarks	
i)	Qualification in TIR/Mitigation Suggested if any	: NA
ii)	Property in SARFAESI Compliant	: Yes
iii)	Whether Property belongs to Social Infrastructure like Hospital/ School/ Old age Home etc.	: No
iv)	Whether entire Piece of Land on which the unit is set up/property is situated has been mortgaged or to be mortgaged.	: Detail available with Bank
v)	Details of last Two Transactions in the Locality/Area to be provided, if available.	: Last two transactions is not available
vi)	Any Other Aspect which has relevance on the Value or Marketability of the Property.	: Yes, there is good marketability
11.	Declaration:	
i)	The Property was inspected by the undersigned on 05.10.2020	
ii)	The Undersigned does not have any direct/indirect interest in the above property.	
iii)	The Information furnished herein is true and correct to the best of our knowledge.	
iv)	I have submitted Valuation Report direct to the Bank	
12.	Name, Address & Signature of Valuer	: Er. Anil Kumar Saxena Head Office: E46, 2 nd Floor, Old Double Storey, Lajpat Nagar-IV, New Delhi-110024
	Wealth Tax Registration No.	: Cat-I/667/193/2016-17/Immovable Assets
13.	Enclosures, Documents, Photographs	
a)	Site Photographs.	
b)	Copy of Valuation Report.	
c)	Google Map Independent access to the Property.	

Date: 07.10.2020

Place: New Delhi


Signature and seal of Registered Valuer
On the Bank's panel



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Summary of valuation

The referred property is a **residential property**

On making local enquiries with the area property brokers, residents, recent sale in the market & feedback received from different reliable sources. It has been found that the value of this type of Land in this locality is available in the range of from Rs 1, 70, 000/- to Rs 1, 85, 000/- per Sq Yds. Depending upon the size, location, shape etc of the Land, For this Land after considering all the factors i.e. size, location, shape, rental yield, demand & supply, Government policies, present market condition, future prospects etc Taking the average rate as **Rs 1, 80, 000 per Sq Yds**

I Value of Land

Total plot area : 100 Sq Yds (83.61 Sq Mtr)
Value of land : 100 Sq Yds X Rs 1, 80, 000 per Sq Yds = **Rs 180, 00, 000/-**

II Cost of construction

SL No	Particulars of items	Plinth area in Sq Ft	Roof height in Mtrs	Age of Building in years	Estimated rate of construction per Sq Ft	Estimated Construction cost Rs.	Depreciation @1.5% per year for 20 years i.e. 30% (in Rs.)	Net Value after depreciation (in Rs.)
1	G Floor	675	3	20	1600	1080000	324000	756000
2	F Floor	675	3	20	1600	1080000	324000	756000
3	S Floor	270	3	20	700	189000	56700	132300
	TOTAL	1620 Sq Ft or 150.50 Sq Mtrs				2349000	704700	1644300

III Market value

Market value = Value of land + Cost of construction
= Rs 180, 00, 000 + Rs 16, 44, 300
= Rs 19644300/- **Say Rs 196.44 Lacs**

IV Circle Value 'Category F'

Circle rates = Rs 56, 640/ Sq Mtrs (For Land rate) + Rs 8, 220/ Sq Mtrs (For construction rate)

Value of land = Rs 56, 640 X 83.61 Sq Mtrs = Rs 47, 35, 670/-

Cost of construction = Rs 8, 220 X 150.50 Sq Mtrs = Rs 1237110

Total circle Value = Rs 4735670 + Rs 1237110 = Rs 59, 72, 780/- Say Rs 59.72 Lacs



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NOTE:

1. The Realizable Value of the Property may be taken as 10 % less than the Market Value i.e.

Say about **Rs 176.79 Laacs**

2. The Distress Value tress Sale Value of the Property may be taken as 20% less than the Market

Value i.e. Say about **Rs 157.15 Laacs**

3. From the above Market Value the Share of Building Part (Depreciated) May be taken as

about **Rs 16.44 Laacs**

4. Value of the Property from Govt./Circle Rates for the Property Works out **Rs 59.72 Laacs**

5. Two Sale instances of similar type of properties are not available.

Date: 07.10.2020

Place: New Delhi

Signature and seal of Registered Valuer
On the Bank's panel



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Scanned with CamScanner

State Bank of India, SME Branch, Mayapuri to Block 7, Subhash Nagar, New Delhi, Delhi 110027 - Google Maps

Walk 1.9 km, 25 min



via Gali Number 2
25 min
1.9 km

Mayapuri Rd/Sarguru Ram Singh
25 min
2.0 km



Address: Property No. 7/93, Block- 7, Situated at Subhash Nagar, New Delhi- 110027



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