

REAL VALUE CONSULTANTS
VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15

FIV - 21696

MIE-1570263

IBBI ENRL No. 2018002600

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VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PROPERTY BEARING PVT SHOP NO. 57, PART OF KHEWAT NO. 1718, KHATONI
NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720, KHATONI NO. 1787,
RECT. NO. 132, KILA NO. 22/1, NEAR WAREHOUSE, DELHI ALWAR ROAD, NEAR BSNL
TELEPHONE EXCHANGE, TEHSIL FEROPUR JHIRKA, DIST. NUH, HARYANA

OWNER

MR. SOMYA JAIN S/O MR. RAKESH KUMAR

A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/006

Date: 19.04.2019

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/006

Date: 19.04.2019

Name & address of Branch :		:	STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON
Name of Customer (s)/ Borrowal unit : (for which valuation report is sought)		:	Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd
1. Customer Details			
Name of the property owner (with address & Phone Nos.)		:	Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd
Apl no.		:	--
2. Property Details			
Address		:	Property bearing Pvt Shop No. 57, part of Khewat No. 1718, Khatori No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatori No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Distt. Nuh, Haryana
Nearby Landmark/Google Map Independent access to the property		:	The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Firojpur Jhirka, Haryana
3. Document Details			
Layout Plan		:	Layout Plan of Ferojpur Jhirka, Nuh, Haryana
Building Plan		:	Not available since vacant plot
Construction Permission		:	As above
Legal Documents		:	Title Investigation Report Dt. 16.05.2018 raised by "Advocate Altaf Hussain"
4. Physical Details			
Adjoining Properties / Boundaries of the Property		:	Not mentioned in documents
North		:	-
South		:	-
East		:	-
West		:	-
Latitude		:	27° 47' 21.7" NL
Longitude		:	76° 57' 01.7" EL



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Matching of Boundaries		:	Cannot comment since boundaries are not mentioned in documents
Plot demarcated	:	Yes	
Approved land use	:	Commercial	
Type of Property- Plotted/ Flat	:	Plotted	
Description of property	:	The property under valuation is a vacant commercial plot measuring 37.77 sq yds. It is under possession of the owner.	
Total No of Floors	:	Not applicable since vacant plot	
Floor on which the property is located	:	As above	
Approx age of the Property	:	As above	
Residual age of the Property	:	As above	
Type of structure -RCC framed /Stone/BB masonry	:	As above	
5. Tenure / Occupancy Details :			
Status of Tenure Owned/Rented	:	Vacant plot under the possession of the owner	
No of years of Occupancy	:	Not applicable	
Relationship of tenant with the owner	:	Not applicable	
6. Stage of Construction :			
Stage of Construction Under Construction / Completed	:	Not applicable since vacant plot	
If under construction ,extent of completion	:	Not applicable	
7. Violations if any observed :			
Nature and extent of violations	:	Not applicable	
8. Area Details of the property :			
Site Area	:	37.77 sq yds	
Plinth area	:	Not applicable	
Carpet area	:	Not applicable	
Saleable area	:	37.77 sq yds	
Remarks	:	Nil	



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Valuation

- i. Mention the value as per Government Approved Rates also
- ii. 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.
Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection, amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.

Summary of Valuation

Guideline Value			
i) Land	:	37.77 sq yds x Rs. 22,000/- per sq yd =	Rs. 8,30,940/-
Guideline Value (a + b)	:	Rs. 8,30,940/-	
i) Fair Market Value	:	Land Rate prevails between Rs. 30,000/- to Rs. 35,000/- per sq yd. Adopted land rate is Rs. 32,000/- per sq yd.	
ii) Realizable Value (15% less than the present Market value)	:	37.77 sq yds x Rs. 32,000/- per sq yd = Rs. 12,08,640/- Say, Rs. 12.09 Lakh	
iii) Forced/ Distress Sale value (25% less than the present Market value)	:	Rs. 9.07 Lakh	
iv) Value of the property for insurance purpose		Not applicable since vacant plot	
10. Assumptions / Remarks			
i. Qualifications in TIR/Mitigation suggested, if any			Yes
ii. Property is SARFAESI compliant:: Y/N			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.			Already Mortgaged
v. Details of last two transactions in the locality /area to be provided, if available.			Not available
vi. Any other aspect which has relevance on the value or marketability of the property			No

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DECLARATION

- i. The property was inspected by the undersigned on 18.04.2019 in the presence of Mr. Rakesh (+91-9813175280).
- 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 directly to the Bank.

12. Name address & signature of valuer with Wealth Tax Registration No.

Date : 19.04.2019
Place : New Delhi

[Signature]
For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2014-15



13. Enclosures Documents & Photograph's (Geo-stamping with date) etc.

- 1. Photograph's attached
- 2. Google map attached

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‘ (ग) नगर पालिका क्षेत्र/कस्बे में स्थित सड़क पर स्थित भूमि के वर्ष जो उपरीक्षा (क) व (ख) के अन्तर्गत ना आती हों।

सड़क/पहुंच मार्ग का नाम	वर्ष 2018-19 (01-01-2018 से 30-09-2018) के करीबत रेट (प्रति वर्गफुट)	वर्ष 2018-19 (01-10-2018 से 30-09-2019) के करीबत रेट (प्रति वर्गफुट)	प्रतिशत दर किरा
1 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल पम्प तक दोनो ओर व्यवसायिक प्लॉट 50 फीट की गहराई तक (सड़क के बाद मिलिकियत में से)	22000 / -	22000 / -	0%
2 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल पम्प तक दोनो ओर व्यवसायिक प्लॉट 50 फीट के बाद 2 एकड़ की गहराई तक (सड़क के बाद मिलिकियत में से)	13000 / -	13000 / -	0%

नोट :-

कॉलम संख्या 1 में उल्लेखित नगर पालिका/कस्बा क्षेत्र में स्थित सड़क पर उपर्युक्त नम्बरान की सूचि Annexure-C पर उपलब्ध है।

सब रजिस्ट्रार
फिरोजपुर हिस्सा

जिला राजस्व अधिकारी
नूंह।

उपमण्डल अधिकारी (नग) फिरोजपुर हिस्सा

GUIDELINE CIRCLE RATES

