

S.K. SINGH

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MEMBER COUNCIL OF ARCHITECTURE (INDIA)
ARCHITECT & GOVERNMENT APPROVED VALUER .
UNDER WEALTH TAX, INCOME TAX, GIFT TAX & ESTATE DUTY ACTS.
REGISTRATION NO. CAT, I 1767 OF 1973, CAT. E, 431 OF 1975 AND CAT I-6 OF 1992

R- 26687221
M- 9811052256

B-1/2, Malviya Nagar,
New Delhi - 110017.

ON PANEL: STATE BANK OF INDIA, BANK OF BARODA, VIJAYA BANK, CANARA BANK, PUNJAB
NATIONAL BANK, S.B.B.J., DELHI FIN. CORP. LTD. & INDIAN OIL CORP. LTD. ETC

REF. NO : SBI/348//18

DATE: 31/01/2018

VALUATION REPORT

Valuation Report of Immovable Constructed Free Hold a Commercial Property at Plot No.395,,Having Basement,Ground & 1st Floors,F.I.E.,(Industrial Area)Situatd at Patpar Ganj,Delhi-110091.. Belonging to M/S Bagga Link Motors(P) Ltd.Through its Director Shri Parveen Bagga R/o Ho.No.2,Pusa Road,Karol Bagh,New Delhi.

VALUATION REPORT OF IMMOVABLE PROPERTY

Name and Address of the Branch : SBI , SME BRANCH,ASAF ALI ROAD,
NEW DELHI.

Name of Customers (s)/ Borrowal Unit :
for which valuation report in sought M/S Bagga Link Motors(P) Ltd.

1. INTRODUCTION:

- a) Name of the property owner (with address & Phone Nos.) : M/S Bagga Link Motors(P) Ltd.Through its Director : Parveen Bagga R/o Ho.No.2,Pusa Road,Karol Bagh, Delhi..
- b) Purpose of Valuation : Fair Market Value
- c) Date of Inspection Property : 31/01/2018
- d) Date of Project Report : 31/01/2018

PHYSICAL CHARACTERISTICS OF THE PROPERTY

- A). Location of property :
i) Nearby Landmark : HASANPUR BUS DEPOT.
- ii) Postal Address of the property : Constructed Free Hold a Commercial Property at Plot No.395,,Having Basement,Ground & 1st Floors,F.I.E.,(Industrial Area)Situatd at Patpar Ganj,Delhi-110091..
- iii) Area of the plot/ land (supported by a plan) : Total Plot area 1009.5 SM or say 1207.4 Sq. Yds.
- iv) Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked. : Solid,

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| | | | | |
|-------|--|---|--|----------------------------------|
| v) | Independent access/approach to the property etc. | : | Independent access | |
| vi) | Google Map Location of the property with a neighborhood layout map | : | - | |
| vii) | Details of roads abutting the property | : | N – Plot No.389 E-Plot No.394 | S-Road, W-Railway Vacant Land |
| viii) | Description of adjoining property | : | -- | |
| ix) | Plot no. Survey No. | : | Plot No.395,FIE, | |
| x) | Ward/ Village/ Taluka | : | Industrial Area | |
| xi) | Sub-Registry/ Block | : | Patparganj,, | |
| xii) | District | : | Delhi-110091 | |
| xiii) | Any other aspect | : | Nil | |
| B) | Plinth Area, Carpet area and saleable are to be mentioned separately and clarified | : | For Details Refer Summary of Valuation | |
| C). | Boundaries of the Property | : | As per Sale deed/TIR | Actual |
| | North | : | Plot No.389 | |
| | South | : | Road | SAME |
| | East | : | Plot No.394 | |
| | West | : | Railway Vacant Land | |

3.

TOWN PLANING PARAMETERS

| | | | |
|------|--|---|--------------------------------------|
| I | Master plan Provision related to property in terms of land use | : | Commercial Use |
| ii | FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed | : | As per Prevailing Building Bye Laws. |
| lii | Ground floor Coverage | : | As per Prevailing Building Bye Laws. |
| lv | Comment on whether Co- Occupancy certificate has been issued or not | : | N.A.. |
| V | Comment on unauthorized constructions if any | : | N.A. |
| Vi | Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc. | : | As per Prevailing Authority Norms |
| Vii | Planning area/ zone | : | MCD/DDA |
| Viii | Developmental controls | : | MCD/DDA |
| lx | Zoning regulations | : | MCD/DDA |
| X | Comment on the surrounding land uses and adjoining properties in terms of uses | : | Commercial. |
| Xi | Comment on Demolition proceedings if any | : | No., N.A. |
| Xii | Comment on compounding/ regularization proceedings | : | N.A. |
| Xiii | Any other Aspect | : | Nil. |


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4.

DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY

- a) List of Documents produced for perusal : Copy of Sale Deed
- b) Name of the Owner/s : M/S Bagga Link Motors(P) Ltd. Through its Director Shri Parveen Bagga R/o Ho.No.2, Pusa Road, Karol Bagh, New Delhi.
- 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 : -do-
- f) Notification of road widening if any : -do-
- g) Heritage restriction, if any : -do-
- h) Comment on transferability of the property ownership : -do-
- i) Comment on existing mortgages/ charges /encumbrances on the property, if any : Please Refer TIR for the Project.
- j) Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : Owner to Disclose, if any.
- k) Building Plan sanction Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan : Sanctioned Building Plan is not Available
- l) Whether property is agricultural Land if yes, any conversion is contemplated : No, N.A.
- m) Whether the property is SARFAESI complia : 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. : Owner to Provide,
ii) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported. : Owner to Provide,
- o) Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged. : Details Not Known, Refer TIR for Details.
- p) Qualification in TIR/Mitigation suggested if any : Bank to verify
- q) Any other aspect : Nil


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5:

ECONOMIC ASPECTS OF THE PROPERTY

- a) i) Reasonable letting value : Expected Rental value from the Entire Building may be.
Rs. **4,00,000.00 to 4,50,000.00** per month..
- ii) If property is occupied by tenant : It is in Possession of Owners.
- 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 } : Not Applicable
- iii) Taxes and other outgoings : Not available
- iv) Property Insurance : Owner to furnish if required.
- v) Monthly Maintenance charges
- vi) Security Charges
- vii) Any other aspect

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. : Falls in the Industrial Area of Patparganj
Delhi-110091..
Good Location ,
- b) Whether property belongs to social infrastructure like hospital, school, old age home etc. : No,
N.A.


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8:

INFRASTRUCTURE AVAILABILITY**A) Description of aqua infrastructure availability in terms of:**

- | | | |
|---|---|----------------------------------|
| i) Water supply | } | All Municipal Services Available |
| ii) Sewerage/sanitation system underground or open | | |
| iii) Storm Water drainage | | |

B) Description of other physical infrastructure facilities viz.

- | | | |
|---|---|-----------------------------------|
| i) Solid Waste Management | } | All Municipal Services Available. |
| ii) Electricity | | |
| iii) Road and Public transport connectivity | | |
| iv) Availability of other public utilities nearby | | |

C) Social Infrastructure in terms of

- | | | |
|---|---|---------|
| i) School | } | Near by |
| ii) Medical Facilities | | |
| iii) Recreational facility in terms of parks and open space | | |

9:

MARKETABILITY OF THE PROPERTY**A) Marketability of the property in terms of:**

- | | | |
|--|---|---|
| i) Locational attributes | : | Good Location. |
| ii) Scarcity | : | Yes, Such Type of Land are Not easily available. |
| iii) Demand and supply of the kind of subject property | : | Average |
| iv) Comparable sale prices in the locality | : | 1,50,000.00 to Rs. 1,70,000.00 per. Sq. Mtr.. For such type of Land |

- B)** Any other aspect which has relevance : Nil
on the value or marketability of the property

10:

ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

- | | | |
|--|---|---|
| a) Type of construction | : | Permanent |
| b) Material & technology used | : | Good |
| c) Specifications | : | Good |
| d) Maintenance issues | : | Well Maintained. |
| e) Age of the building | : | 1995 (about 23 Years Old). |
| f) Total life of the building | : | Say about 50-55 Years if Maintained well. |
| g) Extent of deterioration | : | 10% |
| h) Structural safety | : | Yes, |
| i) Protection against natural disaster viz earthquakes | : | Yes, |
| j) Visible damage in the building | : | Hardly any, It is Well Maintained. |
| k) System of air-conditioning | : | N.A. |
| l) Provision of firefighting | : | N.A. |
| m) Copies of the plan and elevation of the building to be included | : | Not Readily Available . May be Furnished by Owner when required |


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11:

ENVIRONMENTAL FACTORS

- a) Use of environmental friendly building materials, Green Building Techniques if any : N.A.,
- b) Provision of rain water harvesting : Not Yet,
- c) Use of solar heating and lightening systems, etc., : Not Yet,
- d) Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc. : No, N.A.

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. : Good Modern Well Maintained.

XIII (VALUATION)

- B) Methodology of valuation-procedures adopted for arriving at the valuation. : Market Survey

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 Method has been used for preparation of Valuation Report.

- C) 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 are Ranging at Present in between Rs. 1,50,000/- to Rs. 1,70,000/- per Sq. Mtr.. for such Plots Adopting PMR as Rs. 1,60,000/- per Sq. Mtr.

- D) Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification : Rs. 46,200.00 per SM for land and Rs. 8,040 per sq Mtr for Building.


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PART-II

VALUATION

Pursuant to the instructions received from the SBI, SME Branch, Asaf Ali Road, Delhi and the owner, I visited the Site situated at Constructed Free Hold a Commercial Property at Plot No.395,,Having Basement,Ground & 1st Floors,F.I.E.,(Industrial Area)Situating at Patpar Ganj,Delhi-110091.. Belonging to M/S Bagga Link Motors(P) Ltd.Through its Director Shri Parveen Bagga R/o Ho.No.2,Pusa Road,Karol Bagh,New Delhi.with a view to assess the Market Value of the property situated therein. Report is based on Facts, Figures, Details and the Documents etc. furnished by the Owner and Bank and which are believed to be true by me. In view of above, I have following to Report.

DETAILS OF THE PROPERTY:

The property in question is a Commercial Property having,Basement,Ground, and 1st Floors, as mentioned above. The Plot area is 1009.5 Sq.Mtrs. or say 1207.4 Sq.Yards. The Total Covered area of The Entire Building is 1171.64 Sq. Mtrs. or say 12,611.54 Sq.ft.,The Plot is being used for Commercial Purposes. .. Market Survey has been carried out and it has been found that cost of such type of Plots in that Locality, are ranging in between Rs. 1,50,000.00 to Rs. 1,70,000.00 Per Sq.Mtr...or even more or less at places on as is where basis. Considering the shape, Size, Location etc. of this Plot, I am of the opinion that a minimum rate of about Rs. 1,60,000.00, per Sq.Mtr. is reasonable for this property on as is where is basis, and which in my opinion may be adopted to carry out this valuation. In view of the above, the total Market Value of the above Property in my opinion has been worked out as under:

VALUATION:

Value of Property:

Market Value of the Plot Share of about 1207.4 Sq.Mtr. - Rs. 16,15,20,000.00 -A

Say at Rs. 1,60,000.00 per Sq.Mtr, on as is Where is basis,
Works out to,

Value of Building:

Depreciated Value of the Building works, of Entire Basement, - Rs. 1,34,73,860.00 - B
Ground & 1st Floors having total Covered Area is 1171.64 SM
Or say about 12,611.54 Sft. say at about Rs. 11,500.00 per Sq.Mtr..
on an average,. works out to

Add value for Boundary Wall,Steel Gate,Guard Room,Open area - Rs. 5,00,000.00
Payments etc. Lump Sum

Total Market Value of the Property thus works out to after Adding - Rs. 17,54,49,860.00
Value of Land and at A and Value of the Building at B above as.

Say - Rs.17,54,50,000.00

(Rupees Seventeen Crores Fifty Four Lacs & Fifty Thousand Only)

- NOTE:
1. The Realizable Value of the Property may be taken as 15% less than the Market Value i.e Say about Rs. 14,91,32,000.00
 2. The Distress Sale Value of the Property may be taken as 25% less than the Market Value i.e Say about Rs. 13,15,87,000.00
 3. From the above Market Value the Share of Building Part (Depreciated) May be taken as about Rs. 1,59,74,000.00 (Insurance Value), and Land Value may be taken as Rs. 16,15,20,000.00
 4. Expected Rental from entire Property, may be taken about Rs. 4,00,000.00 to Rs.4,50,000.00 PM at Present.
 5. Value of the Property from Govt./Circle Rates for Land works out to Plot at Rs.48,200.00 per Sq.Mtr.. for 1009.5 Sq.Mtrs. works out to Rs. 4,86,57,900.00 and for The Building at Rs. 8,080.00 per Sq. Mtr for 471.64 Sq.Mtrs. is Rs. 37,91,985.60 thereby making the Value of entire Property as Rs. 5,24,49,885.60
 6. Two Sale instances of similar type of Properties are not available.
 - 7 The Difference in Market Value and Circle rate is more than 20% because there is more Demand of such type of Properties and availability is Less.

(S K SINGH)