I.	GENERAL		
1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	05.08.2019
	Date on which the valuation is made	:	10.08.2019
3	List of Document produced for perusal		
	a **Sale Deed**	:	Sale deed Registration No. 10932, dt. 14.11.2003, Book No. 1, Vol. No. 7,549, Addl. Book No. 748, Page No. 51 to 52 registered in the office of Sub/Joint Registrar Gurgaon in favour of Mr. Pankaj Kumar Baranwal & Mr. Rupesh Kumar Baranwal with equal share
	b **Gift Deed**		Mr. Pankaj Kumar Baranwal gifted ½ share to his real brother Mr. Rupesh Kumar Baranwal vide Gift deed Registration No. 20254, dt. 03.12.2013, book No. 1, Vol. No. 1305, Page No. 61, Addl. Book No. 1, Vol. No. 3270, Page No. 5 to 6 by Sub/Joint Registrar Gurgaon. Now Mr. Rupesh Kumar Baranwal has become absolute owner of land measuring 250 sqm or 299 sqyds.
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)	:	**Mr. Rupesh Kumar Baranwal S/o Mr. Hanuman Prashad Baranwal** R/o : Chaksaif, Main Road, Bhadohi-221401 (UP)
5	Brief description of the property (Including leasehold / freehold etc)	:	The property under valuation is ground plus two storey residential building built on a plot measuring 299 sq yd or 250 sq m. It has coverage of 1980 sq ft on each floor aggregating to 5940 sq ft against permissible coverage of 1776 sq ft on each floor aggregating to 5328 sq ft. Extra coverage of 612 sq ft has been ignored for valuation purpose. Accommodation of the property is drawing/ dining, three bed rooms, kitchen, three wash rooms on each floor. GF & FF is owner occupied, second floor is rented out to Mr. G.P. Yadav at a monthly rent of Rs. 25,000/-. It was built in the year 2010 and is in good condition.

	Location of property				
	a	Plot No. / Survey No.	:	Property bearing House No. 368-C, Block-C, Sushant Lok, Phase-I, Tehsil & District Gurgaon, Haryana	
	b	Door No.	:	House No. 368-C	
	c	T. S. No. / Village	:	Sarhaul, Chakkarpur, Salokhra and Kanhai	
	d	Ward / Taluka	:	--	
	e	Mandal / District	:	Gurgaon	
7	Postal address of the property		:	Property bearing House No. 368-C, Block-C, Sushant Lok, Phase-I, Tehsil & District Gurgaon, Haryana	
8	City / Town		:	City	
	Residential Area		:	Residential	
	Commercial Area		:	--	
	Industrial Area		:	--	
9	Classification of the area				
	(i)	High/Middle/Poor	:	Middle class	
	(ii)	Urban/Semi/Rural	:	Urban	
10	Coming under Corporation limit / Panchayat / Municipality		:	HUDA	
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	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No, It is residential property	
13	Boundaries of the property				
		North	:	Road 40 ft wide	
		South	:	Road 15 ft wide	
		East	:	House No. 369-C	
		West	:	House No. 367-C	
14.1	Dimensions of the site		:	A	B
			:	**As per the Deed**	**Actual**
		North	:	299 sq yd or 250 sq m	10.0 m
		South	:		10.0 m
		East	:		25.0 m
		West	:		25.0 m

14.2	Latitude, Longitude and Coordinates of the site	:	**28°27'13.1"N**
			77°04'54.7"E
15	Extent of the site	:	10.0 m x 25.0 m = 299 sq yd or 250 sq m
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	10.0 m x 25.0 m = 299 sq yd or 250 sq m
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	GF & FF - Owner occupied SF - Rented out
II	**CHARACTERISTICS OF THE SITE**		
1	Classification of locality	:	Residential
2	Development of surrounding areas	:	Good
3	Possibility of frequent flooding / sub-merging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1 Km
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Rectangular shape
7	Type of use to which it can be put	:	Residential
8	Any usage restriction	:	Residential
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Bituminous Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Yes
17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	
	i		--
	ii		--
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
		:	
		:	

PART – A (VALUATION OF LAND)

1	Size of plot	:	
	North & South	:	10.0 m
	East & West	:	25.0 m
2	Total extent of the plot	:	10.0 m x 25.0 m = 299 sq yd or 250 sq m
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	**Land rate ranges between Rs. 85,000/- to Rs. 95,000/- per sq yd**
4	Assessed / adopted rate of valuation	:	Rs. 90,000/- per sq yd
5	Estimated value of land	:	299 sq yd x Rs. 90,000/- per sq yd = **Rs. 2,69,10,000/-**
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	**Land rate: Rs. 77,000/- per sq yd**
	a) Land	:	299 sq yd x Rs. 77,000/- per sq yd = **Rs. 2,30,23,000/-**
	b) Cost of Construction	:	5328 sq ft x Rs. 1,300/- per sq ft = **Rs. 69,26,400/-**
	Guideline Value (a + b)	:	**Rs. 2,30,23,000/- + Rs. 69,26,400/- = Rs. 2,99,49,400/- Say Rs. 3.00 Cr.**

PART – B (VALUATION OF BUILDING)

	Technical details of the building				
	a	Type of Building (Residential / Commercial/ Industrial)	:	Residential	
	b	Type of construction (Load bearing / RCC/ Steel Framed)	:	Load bearing walls with columns & beams	
	c	Year of construction	:	2010	
	d	Number of floors and height of each floor including basement, if any	:	G+2 Storey Building	
	e	Plinth area floor-wise	:	**Actual**	**Permissible**
				GF - 1980 sq ft	1776 sq ft
				FF - 1980 sq ft	1776 sq ft
				SF - 1980 sq ft	1776 sq ft
				Total - 5940 sq ft	**5328 sq ft**
	f	Condition of the building			
		Exterior – Excellent, Good, Normal, Poor	:	Good	
		Inferior - Excellent, Good, Normal, Poor	:	Good	

g	Date of issue and validity of layout of approved map / plan	:	Sanctioned Building Plan not made available
h	Approved map / plan issuing authority	:	HUDA
i	Whether genuineness or authenticity of approved map / plan is verified	:	Not applicable since Sanctioned Building Plan not made available
j	Any other comments by our empanelled valuers on authentic of approved plan	:	No

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	G+2 Storey
1	Foundation	:	Spread foundation
2	Basement	:	No
3	Superstructure	:	9" thick brick work in cement mortar
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS steel/Wooden
5	RCC works	:	Beams, columns & slabs
6	Plastering	:	12 mm plastering in cement mortar
7	Flooring, Skirting, dado	:	Marble
8	Special finish as marble, granite, wooden paneling, grills, etc	:	-
9	Roofing including weather proof course	:	Yes
10	Drainage	:	Connected to public sewer

S. No.	Description	:	G+ 2 storey	Other floors
1	Compound wall	:	Yes	
	Height	:	5ft to 7 ft	
	Length	:	60 r/ft (approx.)	
	Type of construction	:	9" thick brick work in cement meter	
2	Electrical installation			
	Type of wiring	:	Conduit	
	Class of fittings (superior / ordinary / poor)	:	Superior	
	Number of light points	:	As per site	
	Fan points	:	As above	
	Spare plug points	:	As above	
	Any other item	:	Nil	
3	Plumbing installation			
	No. of water closets and their type	:	9	
	No. of wash basins	:	9	
	No. of urinals	:	Nil	
	No. of bath tubs	:	Nil	
	Water meter, taps, etc.	:	Yes	
	Any other fixtures	:		

DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation 13.50% Rs.	Net value after depreciation Rs.
1	G+2 storey	5328 sq ft	10 ft	09 Yrs Old, built in 2010	1600/- per sq ft	Rs.85,24,800/-	11,50,848/-	73,73,952/-

PART C- (EXTRA ITEMS)		:	(AMOUNT IN RS.)
1.	Portico	:	Nil
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	**Nil**

PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes	:	Rs. 3,00,000/-
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Panelling works	:	
8.	Aluminium works	:	
9.	Aluminium hand rails	:	
10.	False ceiling	:	
	Total		**Rs. 3,00,000/-**

PART E- (MISCELLANEOUS)		:	(AMOUNT IN RS.)
1.	For Lift	:	Nil
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening		
	Total		**Nil**

PART F- (SERVICES)		:	(AMOUNT IN RS.)
1.	Water supply arrangements		
2.	Drainage arrangements	:	
3.	Compound wall	:	Rs. 1,50,000/-
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	**Rs. 1,50,000/-**

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	**Land**	:	**Rs. 2,69,10,000/-**
Part- B	**Building**	:	**Rs. 73,73,952/-**
Part- C	**Extra Items**	:	**Nil**
Part- D	**Amenities**	:	**Nil**
Part- E	**Miscellaneous**	:	**Rs. 3,00,000/-**
Part- F	**Services**	:	**Rs. 1,50,000/-**
	Total	:	**Rs. 3,47,33,952/-**
	Say	:	**Rs. 3.47 Cr.**

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Valuation: Here the approved valuer should discuss in detail 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 calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the **present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 3.47 Cr. (Rupees Three Crore Forty Seven Lakh Only). The Realizable value of the above property is Rs. 2.95 Cr. (Rupees Two Crore Ninety Five Lakh Only). The Book Value of the above property as on ----------is Rs.-------+ Rs. ----------(Stamp Duty), and the Distress value Rs. 2.60 Cr. (Rupees Two Crore Sixty Lakh Only). Cost of construction for insurance purpose is Rs. 79.00 Lakh (Rupees Seventy Nine Lakh Only).**

Place: New Delhi
Date: 10.08.2019

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

The undersigned has inspected the property detailed in the Valuation Report dated 10/08/19. on _____. We are satisfied that the fair and reasonable market value of the property is Rs. 2.95 Cr. (Rs. Two crores ninety five lakhs only) only).

Signature

(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

State Bank of India
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S.B.I. Br., Bhe...
ई. शाखा

26/02/2022