

**VALUATION REPORT FOR
CHOLAMANDALAM INVESTMENT AND FINANCE CO.LTD.**

STANDARD VALUATION REPORT
Valuation is as per permissible area as per prevailing bye laws

Ref No. : - AG/ CHIFCL/12-2021/SS

A GENERAL DETAILS				
1. APPLICATION NO.	X0HEEDL00001563721 & X0HEDHE00001306266 DEL-2			
2. Name of the Customer(s)	Mr. Vinod Kumar Jain			
Name of document holder	Not inspected	Person met at site: - Mr. Vinod Kumar Jain		
3. Property Address	<p>As per firing:- IX/2368, Ahata No. 115, Khasra No. 128, Gali No. 12, Kailash Nagar, Village- Seelampur, Illaqa- Shahdara, Delhi-110031</p> <p>Legal Address of the property: (Postal) – if different :- House No-9/2368, Gali No- 12, Kailash Nagar, Gandhi Nagar, Delhi-110031</p> <p>On Inspection:- House No-9/2368, Gali No- 12, Kailash Nagar, Gandhi Nagar, Delhi-110031</p>			
4. Landmark	Near Jain Mandir			
5. Firing date	22/12/2021			
6. Loan Application Number/ MIS No.	By mail			
B SURROUNDING LOCALITY DETAILS				
1. Ward No/ Municipal land No	House No-9/2368			
2. Vicinity	Residential			
3. Type	Middle Class			
4. Proximity to Civic Amenities	1.	Nearest Railway Station	:-	3 Km
	2.	Nearest Bus Stop	:-	900 M
	3.	Nearest Hospital	:-	2 Km
5. Condition of approach road	Average			
6. Plot demarked at site	Yes			
7. Property identified through	Name board / Site demarcation/ Neighbor's Enquiry.			
C PROPERTY DETAILS				
8. Type of Property	Residential			
9 Type of Usage of entire property	<p>GF: Not inspected</p> <p>FF: Not inspected</p> <p>SF: Not inspected</p>			
1 Accommodation Detail	<p>GF: Not inspected</p> <p>FF: Not inspected</p> <p>SF: Not inspected</p>			
1 Additional Amenities	NA			
D SUBJECT PROPERTY DETAILS				
1. Type of Premises	Residential			
2. Occupied by	Not inspected			
	If relative, state relationship with the applicant: NA			
	Is property rented: NA			
3. Boundary details	East	West	North	South

		Other Property		Gali		Gali		Other Property			
E STRUCTURAL DETAILS											
1. Type of Structure		RCC & Load bearing wall									
2. No. of Floors		G+2									
3. No. of Wings		NA									
4. No. of flats on each floor		NA									
5. No. of lifts in each wing		NA									
6. Age of the Property		32 years									
7. Estimated Future Life		28 years									
Quality of Construction											
A Exteriors											
1. Beam & Column Structure		RCC & Load bearing wall									
2. Appearance of Building		Average									
3. Maintenance of the Building		Average									
4. Common Areas Remarks		Reception		:	NA						
		Staircase		:	Yes						
		O/h water tank		:	Yes						
		Sanitation:- connected to public sewer									
B Interior											
5. Flooring		Not inspected									
6. Finishing		Not inspected									
7. Roofing and terracing		Not inspected									
8. No. Of lifts		NA									
9. Construction as per approved/ sanctioned plans		Sanction plan is not available									
F UNIT DETAILS											
1. Situated on floor No		G+2									
2. Internal Composition		Not inspected									
3. Flooring		Not inspected									
4. Quality of fittings		Not inspected									
5. Woodwork		Not inspected									
G VALUATION											
Plot Area (sq. yd)		120 sq yd									
Total Built up area (permissible area)		2916 sq ft									
Total Constructed area		3240 sq ft									
Floor Number		Basement		Ground Floor		First Floor		Second Floor		Third Floor	
Permissible area		--		972 sq ft		972 sq ft		972 sq ft		--	
Constructed Area		--		1080 sq ft		1080 sq ft		1080 sq ft		--	
Current Government Approved Rates		NA									
Current Market Rate		Rs. 1,45,000/- to Rs.1,55,000/- per sq yd									
Recommended Rate		Rs. 1,50,000/- per sq yd									
Basis for Recommended Rate		Based on enquiries made from reliable market sources									
Final Valuation		120 sq yd @ Rs.1,50,000/- per sq yd = Rs.1,80,00,000/- 2916 sq ft @ Rs.800/- per sq ft = Rs. 23,32,800/- TOTAL MKT VALUE = Rs.2,03,32,800/-									
		ESTIMATED VALUE OF ENTIRE PROPERTY: Rs.2,03,50,000/- (Approx)									
		(ONE CRORE NINETY NINE LAC FOURTY FOUR THOUSAND ONLY)									
Valuation											

i) Not inspected	Rs.2,03,50,000/- (Approx)
ii) Rented Residential	
iii) Vacant Residential	
iv) Rental Commercial	
Brief description of property	The property is built up house with ground, first & second floor on a plot area is 120 sq yd, the actual covered area is 3240 sq ft & permissible area is 2916 sq ft, the road in front of house is about 15'
H Remarks	Outside visit has been done as required by bank. thus value is based on assumption & approximation.
I Other Remarks-if applicable	For Khasra properties Patwari Letter/Moja Report- Required/Not Required
Property Ownership as per papers-	Electricity bill/name/Meter No. address matching as per site or not - Yes/No
Type of document provided-Sale deed/GPA/ANY Other	Occupancy level at site- %
	Surrounding development %age- 100%
Property Ownership as per papers	Freehold/leasehold
	Property dealer details-
	Building Height & floor height, in case of floor Building ht- Floor Ht-
Site Dimensions Details	<u>Deviation in terms of %age</u> <u>(Low /Medium/High)</u>
I This property as per demolition list of MCD from 2001 to 2017	No
J Distress Value (75%)	Rs.1,52,62,500/-
K Value as per Govt Guideline Circle rate	100.33 sq m @ Rs.56,640/- per sq m = Rs.56,82,691/- 271 sq m @ Rs.8220/- per sq m = Rs.22,27,620/- TOTAL VALUE AS PER CIRCLE RATE = Rs.79,10,311/-
Declaration	

I hereby declare that:

1. We have deputed my representative **Mr. Satyam Singh** to inspect the proper. My representative has personally inspected the property on **24/12/2021**
2. I have no direct or indirect interest in the property valued.
3. The information furnished in the report is true and correct to the best of my knowledge and belief.
4. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area
5. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent opinions on the same. The fair, market value of such properties/localities may increase or decrease, depending on the future market conditions and scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.
6. Structural stability certificate from the owner should be taken.
7. Ownership, area and occupant's status may please be verified at your end.
8. The value considered in the report has not incorporated the effect on property values due to scrapping currency denomination, which will only be reflected in time to come. The value is based on information prior to this effect

Verifier's Name & Signature
(Satyam Singh)

(Atul Puri/Anil Kumar)
Date: - 24/12/2021
Place: - Delhi

ANIL KUMAR

Digitally signed by ANIL KUMAR
DN: cn=ANIL KUMAR, o=IN, st=Delhi,
o=Personal,
serialNumber=7614c52f20398051b008478f5
828fb0ce5a588517f95137871b9dab90d4d3
3ed
Date: 2021.12.28 14:16:59 +05'30'

Route Map
Latitude and Longitude :- 28.66445, 77.259567

