

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

STANDARD VALUATION REPORT <i>Valuation is as per permissible area as per prevailing bye laws</i>				
Ref No. : - AG/ CHIFCL/11/-2021/AK				
A GENERAL DETAILS				
1.	APPLICATION NO.	X0HEELD00001616979-DEL-2		
2.	Name of the Customer(s)	Mr. Vijay Sharma		
	Name of document holder	Mr. Vijay Sharma & Smt, Smita Sharma	Person met at site: - NA	
3.	Property Address	<p>As per firing:- Shop / Office Private no 201, 202, 203, 204, 205, & 206 First Floor Orbit House, Built on Plot no A-1, Situated in the colony Known as Rajouri garden, Bassai Darapur, Delhi</p> <p>Legal Address of the property: (Postal) – if different :- Sh. Vijay Sharma s/o Late Sh. H.L. Sharma (Owner of Shop No. 201, 204 & 206)-3 Nos. Sale Deed dtd. 11.05.2005 & 01.07.2005) Smt. Smita Sharma w/o Sh. Vijay Sharma-Owner of Shop No. 202, 203 & 205 (As per 3 Nos. Sale Deed all dtd.</p> <p>On Inspection:- Shop Private no 201, 202, 203, 204, 205, & 206, First Floor , Orbit House, Built on Plot no A-1, Rajouri Garden, Delhi -110027</p> <p>Address of the Electricity Bill:-NA</p>		
	Customer name in Electricity Bill	NA	K. no	NA
4.	Landmark	Near Metro Station		
5.	Firing date	25/11/2021		
6.	Loan Application Number/ MIS No.	By mail		
B SURROUNDING LOCALITY DETAILS				
1.	Ward No/ Municipal land No	Shop Private no 201, 202, 203, 204, 205, & 206		
2.	Vicinity	Mixed		
3.	Type	Middle Class		
4.	Proximity to Civic Amenities	1.	Nearest Railway Station	:- 100 m
		2.	Nearest Bus Stop	:- 200 M
		3.	Nearest Hospital	:- 500 m
5.	Condition of approach road	Average		
6.	Plot demarked at site	Yes		
7.	Property identified through	Neighbor's Enquiry.		
C PROPERTY DETAILS				
8.	Type of Property	Commercial		
9	Type of Usage of entire property	FF: Not Inspected		
1	Accommodation Detail	FF: Not Inspected		
1	Additional Amenities	NA		

D	SUBJECT PROPERTY DETAILS					
1.	Type of Premises	Commercial				
2.	Occupied by	Not Inspected				
		It relative, state relationship with the applicant: NA				
		Is property rented: NA				
3.	Boundary details	East	West	North	South	
	As per document	NA	NA	NA	NA	
	As per site	Road Below	Plot no. A-2	Road Below	Plot no. A-28	
E	STRUCTURAL DETAILS					
1.	Type of Structure	RCC & Load bearing wall				
2.	No. of Floors	B+G+M+2				
3.	No. of Wings	1				
4.	No. of flats on each floor	1				
5.	No. of lifts in each wing	NA				
6.	Age of the Property	25 Years				
7.	Estimated Future Life	35 Years				
	Quality of Construction					
A	Exteriors					
1.	Beam & Column Structure	RCC & Load bearing wall				
2.	Appearance of Building	Not Inspected				
3.	Maintenance of the Building	Not Inspected				
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	B+G+M+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)	341.9 sq yd- Shop No- 201—547 sq ft , Shop No 202- 533.12 sq ft , Shop No 203- 509.58 sq ft Shop No 204- 441.75 sq ft Shop No 205- 547 sq ft Shop No 206- 356 sq ft				
	Total Built up area (permissible area)	2934.45 sq ft				
	Total Constructed area	2934.45 sq ft				
Floor Number	Basement	Ground Floor	First Floor	Second Floor	Third Floor	
Permissible area	--		2934.45	--	--	

Constructed Area	--	2934.45	--	--
Current Government Approved Rates	NA			
Current Market Rate	Rs.12,500/- to Rs.14,500/- per sq ft			
Recommended Rate	Rs.13,600/- per sq ft			
Basis for Recommended Rate	Based on enquiries made from reliable market sources			
Final Valuation	2934.45 sq ft @ Rs.13,600/- per sq ft = Rs.3,99,08,520/- TOTAL MKT VALUE = Rs.3,99,08,520/-			
	ESTIMATED VALUE OF ENTIRE PROPERTY:			
	Rs.3,99,08,520/- (Approx)			
	(Rs. THREE CRORE NINETY NINE LAC EIGHT THOUSAND FIVE HUNDRED TWENTY ONLY)			
Valuation				
i) Self Residential				
ii) Rented Residential				
iii) Vacant Residential				
iv) Not Inspected	Rs.3,99,08,520/-			
Brief description of property	The property is built up first floor on a plot area of 341.9 sq yd (Shop No-201—547 sq ft , 202- 533.12 sq ft , 203- 509.58 sq ft, 204- 441.75 sq ft 205- 547 sq ft , 206- 356 sq ft, built up constructed area is 2934.45 sq ft & permissible area is 2934.45 sq ft, the width of the street in front of the property is about 200.			
H Remarks	Outside visit has been performed as per instructions from Chola mandalam. Site has not been inspected from inside thus the value of the property is given on assumption & approximation.			
I This property as per demolition list of MCD from 2001 to 2019	No			
J Distress Value (75%)	Rs.2,99,31,390/-			
K Value as per Govt Guideline Circle rate	Rs.127680/- Per sq m			
Declaration				

I hereby declare that:

1. We have deputed my representative **Mr. Anurag Kumar** to inspect the property.
My representative has personally inspected the property on **27/11/2021**
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
(Sumit Kumar)

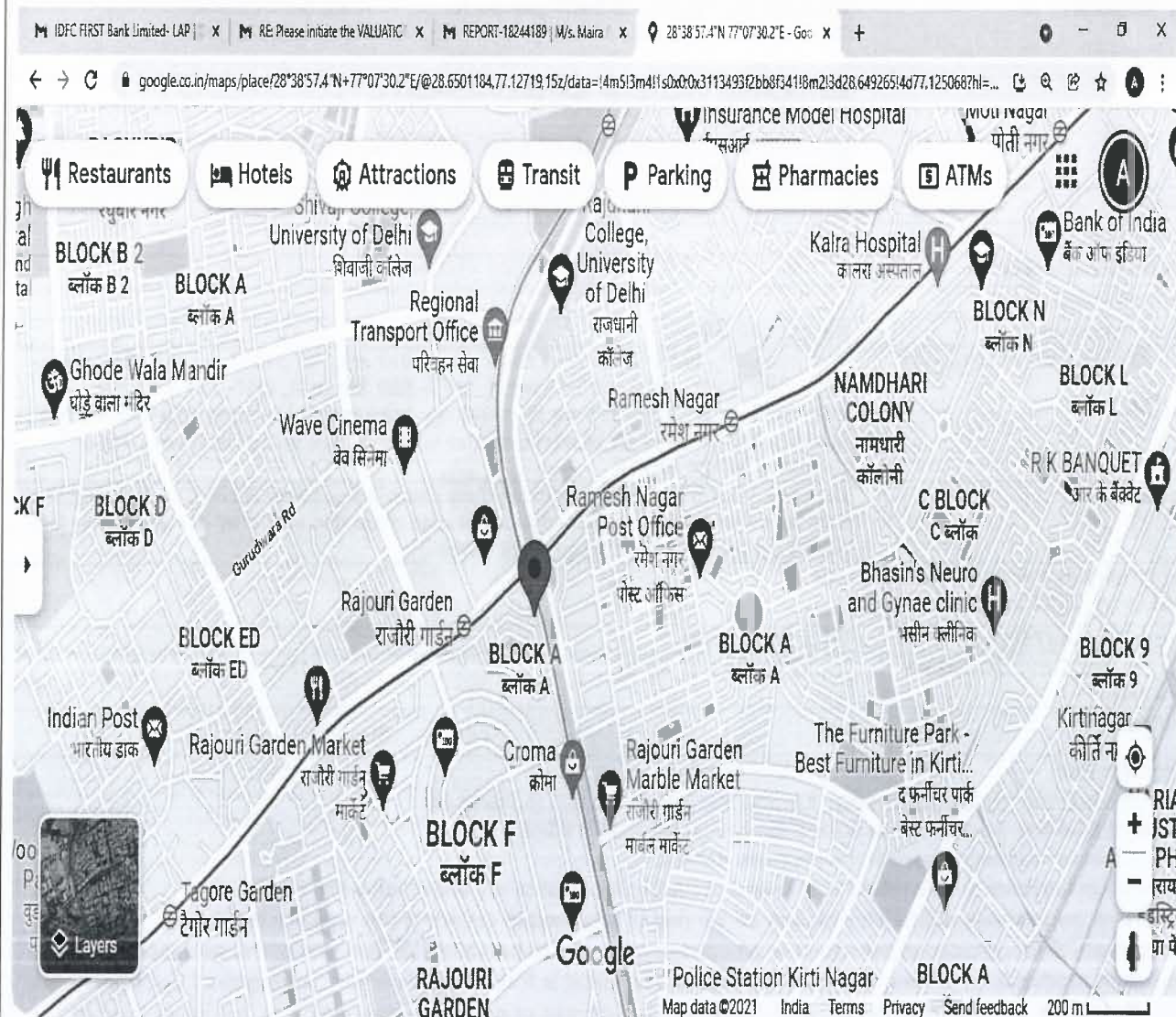
**ANIL
KUMAR**

Digitally signed by ANIL KUMAR
DN: cn=ANIL KUMAR, c=IN,
st=Delhi, o=Personal,
serialNumber=76f4c52f2039142
b008478f5628fb8ce5a598517f95
137871b9dab90d4d33ed
Date: 2021.11.28 17:21:49
+05'30'

(AUTHORIZED SIGNATORY)
Date: - 27/11/2021
Place: - Delhi

Latitude and Longitude :- 28.649265,77.125068

Latitude and Longitude :- 28.649265,77.125068



PHOTOGRAPHS:- CHOLAMANDALAM INVESTMENT AND FINANCE CO.LTD.

Name of the Customer:	Mr. Vijay Sharma
Address of the property:	Shop Private no 201, 202, 203, 204, 205, & 206 First Floor Orbit House, Built on Plot no A-1, Rajouri garden, Delhi
Date:	27/11/2021

