

Valuation Report
Of
Immovable Property

Situated At

Second Floor (without Roof/Terrace Rights)
Portion of Property Bearing No. E-53, Block-E,
Village-Bassai Darapur, Kirti Nagar, New Delhi-110 015

Presently Known As

Property No. E-53, Second Floor (LHS side) Flat,
Kirti Nagar, New Delhi-110 015

Name of Owner

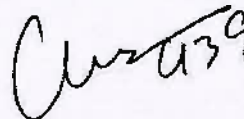
- (1) Sh. Rajeev Chawla s/o Sh. J.K. Chawla
(2) Smt. Anjana Chawla w/o Sh. Rajeev Chawla

Name of Applicant

Rajeev Chawla

On Behalf of

Cholamandalam Investment and Finance Co. Ltd.
Home Equity Department
2nd Floor, 6th Pusa Road,
New Delhi-110 005



Ref. No.: 2013-OCT-49

Date: 08.10.2013

VALUATION APPRAISALS

- Business Valuation
- Fixed Asset Valuation
- Movable Asset Valuation

CORPORATE ADVISORY

- TEV Studies
- Lender's Engineer
- Due Diligence Reviews

RESEARCH

- Feasibility Reports
- Real Estate Research
- Location / Entry Strategies

CHOLA

COMPANY LIMITED

EQUITY LOANS

ACCOUNT NUMBER 205014

BRANCH

PUSAROD

NAME

RAM

CODE

USE CODE

3. CUSTOMER NAME LAXMI CHAWLA

JOINT CUSTOMER

66069905572

CUSTOMER CATEG

DATE OF LOGIN

CREDIT DECISION

FILE SENT TO OPERATIONS

FILE RECEIVED BY OPERATIONS

FINAL DISBURSEMENT

ITR-2-finance
BS-4

PRIORITY SECTION

CHOLAMANDALAM INVESTMENT & FINANCE CO. LTD.
Valuation Report - Built up Property

Report Ref. No.: 2013-OCT-49

Date : 08.10.2013

A. General Details

- | | | |
|----|--------------------------|--|
| 01 | Name of the Applicant(s) | : Rajeev Chawla |
| | | Second Floor (without Roof/Terrace Rights) Portion of Property Bearing No. E-53, Block-E, Village-Bassai Darapur, |
| 02 | Property Address | : Kirti Nagar, New Delhi-110 015 |
| | | {Presently Known As Property No. E-53, Second Floor (LHS side) Flat, Kirti Nagar, New Delhi-110 015} |
| 03 | Landmark | : S.D. Public School |
| 04 | Name of Document Holder | : (1) Sh. Rajeev Chawla s/o Sh. J.K. Chawla (2) Smt. Anjana Chawla w/o Sh. Rajeev Chawla (As per Sale Deed dt. 29.05.2013) |
| 05 | Date of Inspection | : 07.10.2013 |
| 06 | Applicant No. | : 205014-RKG |

B. Surrounding Locality Details

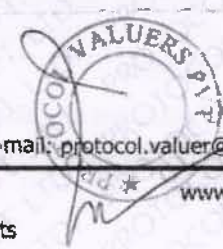
- | | | |
|----|-----------------------------|--------------------|
| 01 | Vicinity | : Residential |
| 02 | Type | : Middle Class |
| 03 | Conditions of Approach Road | : Good |
| 04 | Plot Demarcated at Site | : Yes |
| 05 | Property Identified through | : Site demarcation |

C. Property Details

- | | | |
|----|--|--|
| 01 | Type of Property | : Builder's Flat |
| 02 | Type of Entire Property /Accommodation | |
| | Floors | Usage |
| | Basement | -- |
| | Ground Floor | -- |
| | First Floor | -- |
| | Second Floor | Residential |
| | Third Floor | -- |
| | | : 3 Bedrooms, 1 Drawing/Dining, 1 Kitchen, 2 Toilets |

D. Additional Amenities

- | | | |
|----|--|-------------------------|
| 01 | Occupied by | : Owner-Occupied |
| | If relative, state relationship with the applicant | : N.A. |
| | Is Property rented | : No |



A-56, Sector-7, Noida-201301, Phone: +91-120-2425001 - 002 - 003, Fax: +91-120-2425004 E-mail: protocol.valuer@pvplglobal.com

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02	Boundaries Details	North/ East:	Service Lane	South/ East:	RHS Flat
		South/ West:	Road	North/ West:	Property No. 52
E. Structural Details					
01	Type of Structure	:	Load Bearing walls with RCC components		
02	No. of Floors	:	G+3		
03	Situated on Floor No.	:	Second Floor(LHS side) Flat		
04	No. of Wings	:	--		
05	No. of Flats on each Floor	:	2 Nos.		
06	Age of the Property	:	13 Years		
07	Estimated Future Life	:	54 Years		
F. Quality of Construction					
A) Exteriors					
	i) Beam & Column Structure	:	RCC Column & Beam Structure		
	ii) Appearance & Maintenance of Building	:	Good		
	iii) Common Areas Remarks	:	Common Passage and Stairs etc.		
B) Interiors					
	iv) Flooring & Finishing	:	Marble Flooring & Distemper over walls		
	v) Woodwork	:	Wooden Door & Glazed Windows		
	vi) Roofing & Terracing	:	R.C.C.		
	vii) No. of Lifts	:	Not Installed		
G. Plan Approvals					
	Construction as per approved / sanctioned plans	:	Yes		
	Details of approved plan and Plans with approval no. & date	:	Sanctioned plan vide file No. 169/B/WZ/2001/181 dt. 19.02.2001		
	Construction permission No. & Date	:	N.A.		
	Violations observed, if any Or is there any risk of Demolition in case of Violation	:	No		
	If plans not available then Is the structure confirming to the local bye-laws	:	N.A.		



H. Valuation

A) Individual Apartments / Flats

01	Carpet Area (Sq.ft.)	: N.A.
02	BUA / SBUA (Sq.ft.)	: 1013 Sft.
03	Current Govt. Approved Rates	: N.A.
04	Recommended Rate and Basis for recommendation	: Rs.14,700/- per Sft. Based upon Market Enquiries, Locational Factors & Fluctuation Margin
	Final Value	: Rs.1,48,91,100/-
	Rupees in Figures	: Rupees One Crore Forty Eight Lac Ninety One Thousand One Hundred only

I. Remarks if any

- 1) The Property under valuation is a part of four storied Residential structure with built up Ground, First, Second & Third Floor. Our valuation pertains to only Second Floor (LHS side) Flat with covered area of flat is 1013 Sft.
- 2) Total Plot size 300 Sq. Yd.
- 3) Builder has constructed 2 Flats on Second Floor.

J. Declaration

We hereby declare that:

1. We have deputed our representative to inspect the property & has personally inspected the property.
2. We 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 our knowledge and belief. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
4. 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.

Signed

For Protocol Valuers Pvt. Ltd.

Case Photograph Sheet**PROTOCOL**

Case Ref No.:	2013-OCT-49
Regarding:	VALUATION OF PROPERTY SITUATED AT SECOND FLOOR (WITHOUT ROOF/TERRACE RIGHTS) PORTION OF PROPERTY BEARING NO. E-53, BLOCK-E, VILLAGE-BASSAI DARAPUR, KIRTI NAGAR, NEW DELHI-110 015 (PRESENTLY KNOWN AS PROPERTY NO. E-53, SECOND FLOOR (LHS SIDE) FLAT, KIRTI NAGAR, NEW DELHI-110 015)
On Behalf of :	CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED HOME EQUITY DEPARTMENT, 2ND FLOOR, 6 TH PUSA ROAD, NEW DELHI-110 005
Applicant :	RAJEEV CHAWLA

