

CHOLA

UNITY LOANS

C6076879586

ON NUMBER

25949

LOAN ACCOUNT NO

2242034

LOCATION

DELHI

BRANCH

PUSA ROAD

1. DSA / DST NAME : ANOD KUMAR M PHRA

2. DSA / DST CODE : DSE CODE (9111)

3. CUSTOMER NAME : RAHUL KUMAR

JOINT CUSTOMER : DEEPA ARYA

JOINT CUSTOMER : PUSHPA BHATNA

CUSTOMER CATEGORY : SEMA

DATE	TIME	SK
DATE OF LOGIN	9/1/15	15:50
CREDIT DECISION	27	
FILE SENT TO OPERATIONS	85	
FILE RECEIVED BY OPERATIONS	85	2
FINAL DISBURSEMENT		

PRIORITY SECTOR CUSTOMER

☐

YES

☐

NO

IF PRIORITY SECTOR

☐

MICRO MANUFACTURING

☐

SMALL MANUFACTURING

☐

MICRO SERVICE

☐

SMALL SERVICE

☐

RETAIL TRADE

H. SUNHIR TOMAR



Aegis Group

Valuer, Project Management & Engineering Consultants

Atul Puri

B.E. (Civil) M. Tech (IIT-D) FIV MICA, R.I.C.S., LLb

GOVT. OF INDIA APPROVED VALUER
REGD. NO.-CAT 1-407 OF 99-2000

**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/ CHIFCU01-2015/AS

A GENERAL DETAILS			
1. APPLICATION NO.	263979		
2. Name of the Customer(s)	Mr. Rahul Kumar		
Name of document holder	Mrs. Pushpa Bhatnagar	Person met at site: - Mr. Rahul Kumar	
3. Property Address	As per firing:- B-218 A, BLOCK-B EXT., MOHAN GARDEN, NEW DELHI - 110059. On Inspection:, Legal Address of the property: (Postal) – if different House No:- B-218 A, Block-B, Rama Park, Mohan Garden, Uttam Nagar, New Delhi-110059		
4. Landmark	Near Bikaner Sweet		
5. Firing date	09/01/2015		
6. Loan Application Number/ MIS No.	By mail Mr. Suman Kumar		
B SURROUNDING LOCALITY DETAILS			
1. Ward No/ Municipal land No	House No:- B-218 A		
2. Vicinity	Residential		
3. Type	Middle Class		
4. Proximity to Civic Amenities	1. Nearest Railway Station	:-	800 m
	2. Nearest Bus Stop	:-	800 M
	3. Nearest Hospital	:-	01 Km
5. Condition of approach road	Good		
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	GF: Self Residential FF: Self Residential SF: Self Residential		
1. Accommodation Detail	GF: 1 Hall, 1 Toilet FF: 2 Rooms, 1 Kitchen, 1 Lobby, 1 W/C, 1 Bath SF: 2 Rooms, 1 Kitchen, 1 Lobby, 1 W/C, 1 Bath		
1. Additional Amenities	NA		
D SUBJECT PROPERTY DETAILS			
1. Type of Premises	Residential		
2. Occupied by	By owner		
	It relative, state relationship with the applicant: NA		
	Is property rented: NA		
3. Boundary details	East	West	North South



		Road	Service Lane	Remaining Part	Remaining Part
E	STRUCTURAL DETAILS				
1.	Type of Structure	RCC & Load bearing wall			
2.	No. of Floors	G+2			
3.	No. of Wings	01			
4.	No. of flats on each floor	NA			
5.	No. of lifts in each wing	NA			
6.	Age of the Property	16 years			
7.	Estimated Future Life	44 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	Mosaic			
6.	Finishing	Average			
7.	Roofing and terracing	Average			
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	Average			
3.	Flooring	Mosaic			
4.	Quality of fittings	Ordinary			
	Woodwork	Local			
G	VALUATION				
	Plot Area (sq. yd)	76.5 sq yd			
	Total Built up area (permissible area)	1548 sq ft			
	Total Constructed area	2064 sq ft			
oor Number	Basement	Ground Floor	First Floor	Second Floor	Third Floor
ermissible area	--	516 sq ft	516 sq ft	516 sq ft	--
onstructed Area	--	688 sq ft	688 sq ft	688 sq ft	--
	Current Government Approved Rates	NA			
	Current Market Rate	Rs.90,000/- to Rs.1,00,000/- per sq yd			
	Recommended Rate	Rs.95,000/- per sq yd			
	Basis for Recommended Rate	Based on enquiries made from reliable market sources			
	Final Valuation	76.5 sq yd @ Rs.95,000/- per sq yd = Rs.72,67,500/- 1548 sq ft @ Rs.800/- per sq ft = Rs.12,38,400/- TOTAL MKT VALUE = Rs.85,05,900/-			

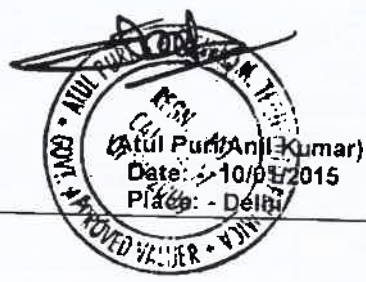


		ESTIMATED VALUE OF ENTIRE PROPERTY: Rs. 85,05,900/- (Approx) (Rs. EIGHTY FIVE LAC FIVE THOUSAND NINE HUNDRED ONLY)
	Valuation	
	i) Self Residential	Rs. 85,05,900/-
	ii) Rented Residential	
	iii) Vacant Residential	
	iv) Rental Commercial	
	Brief description of property	The property is built up house with ground, first & second floor on a plot area of 76.50 sq yd built up constructed area is 2064 sq ft & permissible area is 1548 sq ft, the width of the street in front of the house is about 20.
H	Remarks	Property is part portion of a bigger plot.
I	This property as per demolition list of MCD from 2001 to 2014	No
	Declaration	

I hereby declare that:

1. We have deputed my representative **Mr. Abhishek** to inspect the property.
My representative has personally inspected the property on **10/01/2015**
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.

Verifier's Name & Signature
(Abhishek)



Surveyor of India
Delhi
Date: 10/01/2015
Place: Delhi

CHOLAMANDLAM
 NAME-RAHUL KUMAR
 ADD- House No:- B-218 A, Block B, Rama Park, Mohan
 Garden, Uttam Nagar, New Delhi
 10-01-2015

