

Valuation Report
Of
Immovable Property

Situated At

Property No: B-218-A, Part of Khasra No. 534/1, Village-Nawada,
Majra Hastal, Mohan Garden, New Delhi

Presently Known As

Part of Property No. B-218-A, Block-B, Rama Park,
Mohan Garden, Uttam Nagar, New Delhi-110 059

Name of Owner

Smt. Pushpa Bhatnagar w/o Late Sh. Vijay Kumar Bhatnagar

Name of Applicant

Rahul Kumar

On Behalf of

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

Ref. No.: 2015-JAN-276

Date: 12.01.2015

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

**PROTOCOL****PROTOCOL VALUERS PVT. LTD.**

(Previously Operated Under the Name of PROTOCOL SURVEYORS & ENGINEERS PVT. LTD.)

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

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

Report Ref. No.: 2015-JAN-276

Date : 12.01.2015

A. General Details

- 01 Name of the Applicant(s) : **Rahul Kumar**
 Property No. B-218-A, Part of Khasra No. 534/1, Village-Nawada, Majra Hastal, Mohan Garden, New Delhi
- 02 Property Address : **{Presently Known As Part of Property No. B-218-A, Block-B, Rama Park, Mohan Garden, Uttam Nagar, New Delhi-110 059}**
- 03 Landmark : **Metro Pillar No. 763**
- 04 Name of Document Holder : **Smt. Pushpa Bhatnagar w/o Late Sh. Vijay Kumar Bhatnagar (As per Relinquishment Deed dt. April-2009)**
- 05 Date of Inspection : **12.01.2015**
- 06 Applicant No. : **263979-ST**

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 : **Row House**
- 02 Type of Entire Property /Accommodation

Floors	Usage	Accommodation
Basement		
Ground Floor		1 Hall, 1 Toilet.
First Floor	Residential	1 Drawing, 1 Bedrooms, 1 Kitchen, 1 Toilet, 1 Bathroom
Second Floor		1 Drawing, 1 Bedrooms, 1 Kitchen, 1 Toilet, 1 Bathroom
Third Floor		

D. Additional Amenities

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



Regd. Off. : B-13B, SFS Flats, Mayur Vihar Phase-III, Delhi-110096

CIN No. : U74140DL2006PTC145144

VALUATION APPRAISALS

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CORPORATE ADVISORY

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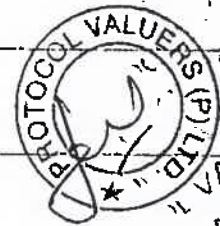
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02	Boundaries Details	North: P. No. 218	East: Road
		South: Part of P. No. 218-A	West: Gali
E	Structural Details		
01	Type of Structure	: Load Bearing walls with RCC components	
02	No. of Floors	: G+2	
03	Situated on Floor No.	: Entire Property	
04	No. of Wings	: —	
05	No. of Flats on each Floor	: —	
06	Age of the Property	: 10 Years	
07	Estimated Future Life	: 57 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	: N.A.	
B)	Interiors		
iv)	Flooring & Finishing	: Mosaic / Marble Flooring & Distemper over wall	
v)	Woodwork	: Wooden Door & Glazed Windows	
vi)	Roofing & Terracing	: RCC	
vii)	No. of Lifts	: Not Installed	
G	Plan Approvals		
	Construction as per approved / sanctioned plans	: N.A.	
	Details of approved plan and Plans with approval no. & date	: N.A., Sanctioned Plan not provided	
	Construction permission No. & Date	:	
	Violations observed, if any Or is there any risk of Demolition in case of Violation	: Low Risk	
	If plans not available then is the structure confirming to the local bye-laws	: No, Excess coverage done.	



H.	Valuation							
A)	Land & Building Valuation							
01	Land Area	:	76.5 Sq. Yds. (Out of 153 Sq. Yds.)					
02	Prevailing Land Rate	:	Rs.90,000/- to Rs.1,10,000/- per Sq. Yd.					
03	Current Govt. Approved Rates for Land	:	N.A.					
04	Recommended Rate & Basis for recommendation	:	Rs.1,00,000/- per Sq. Yd. based upon Market Enquiries, Locational Factors & Fluctuation Margin					
05	Land Value	:	Rs.76,50,000/-					
06	BUA details	:	Basement	Ground Floor	First Floor	Second Floor	Third Floor	TOTAL
07	Actual BUA of the premises (Sft)	:	--	688	688	688	--	2064
08	BUA as per the Approvals (Sft)	:	--	619	619	619	--	1857
09	Permissible Area considered for Valuation	:	1857 Sft.					
10	Construction cost as per the Amenities provided (per Sft.)	:	Rs.900/- Per Sft.					
11	Total Value of Construction	:	Rs.16,71,300/-					
12	Total Valuation	:	Rs.93,21,300/-					
I.	Remarks if any							
1) The Property under valuation is a part of three storied residential structure with built up Ground, First & Second Floor. On total land admeasuring 76.5 Sq. Yds. (Out of 153 Sq. Yds.). 2) It's a sub-divided part of property. 3) Approx 3 ft. projection hanging beyond the plot. 4) Sanctioned plan was not provided to us. Valuation is given on permissible area as per prevailing bye-laws.								
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

Protocol Valuers Pvt. Ltd.



PHOTOGRAPH SHEET	
Case Ref No.:	2015-JAN-276
Regarding:	VALUATION OF PROPERTY SITUATED AT PROPERTY NO. B-218-A, PART OF KHASRA NO. 534/1, VILLAGE-NAWADA, MAJRA HASTSAL, MOHAN GARDEN, NEW DELHI {PRESENTLY KNOWN AS PART OF PROPERTY NO. B-218-A, BLOCK-B, RAMA PARK, MOHAN GARDEN, UTTAM NAGAR, NEW DELHI-110 059}
On Behalf of :	CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED HOME EQUITY DEPARTMENT, 2ND FLOOR, 6 TH PUSA ROAD, NEW DELHI-110 005
Applicant :	RAHUL KUMAR

