



PROTOCOL SURVEYORS & ENGINEERS PVT. LTD.

PROTOCOL HOUSE
A-56, Sector-7, Noida-201301
0120-2425001, 002, 003
0120-2425004 (Fax)
protocol.valuer@psepl.com

- Loss Assessment
- Valuation
- Inspection
- Claims Administration

Valuation Report Of Immovable Property

Situated At

Entire First Floor without Roof Right of
Property No. B-165, Khasra No. 2012, Village-Tihar,
Hari Nagar, Clock Tower, New Delhi

Presently Known As

Part of Property No. B-165, First Floor,
Clock Tower, Hari Nagar, New Delhi

Name of Owner

Smt. Pravesh w/o Sh. Yashpal Singh

Name of Applicant

Rahul Attray

On Behalf of

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

Ref. No.: 2013-FEB-170

Date: 20.02.2013





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CHOLAMANDALAM INVESTMENT & FINANCE CO. LTD.

Valuation Report - Built up Property

Report Ref. No.: 2013-FEB-170

Date: 20.02.2013

A. General Details

- | | | |
|----|--------------------------|---|
| 01 | Name of the Applicant(s) | : Rahul Attray |
| 02 | Property Address | : Entire First Floor without Roof Right of Property No. B-165, Khasra No. 2012, Village-Tihar, Hari Nagar, Clock Tower, New Delhi |
| 03 | Landmark | : (Presently Known As Part of Property No. B-165, First Floor, Clock Tower, Hari Nagar, New Delhi) |
| 04 | Name of Document Holder | : Deen Dayal Hospital |
| 05 | Date of Inspection | : Smt. Pravesh w/o Sh. Yashpal Singh (As per Sale Deed No. 14486 dt. 10.06.2010) |
| 06 | Applicant No. | : 19.02.2013
175082 |

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 | : Individual Floor |
| 02 | Type of Entire Property / Accommodation | : Accommodation |
| | Floors | : Usage |
| | Stilt | : - |
| | Ground Floor | : - |
| | First Floor | : Residential : 1 Drawing, 3 Bedrooms, 1 Kitchen, 2 Toilets, 1 Lobby |
| | Second Floor | : - |
| | Third Floor | : - |

D. Additional Amenities

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



An ISO 9001:2000 Company

02 Boundaries Details

North: Road East: Part of Property No. B-165
South: Other Property West: Property No. B-164

E. Structural Details

01 Type of Structure : Load Bearing walls with RCC components
02 No. of Floors : S+G+2
03 Situated on Floor No. : First Floor
04 No. of Wings : --
05 No. of Flats on each Floor : --
06 Age of the Property : 02 Years
07 Estimated Future Life : 65 Years

F. Quality of Construction

A) Exteriors

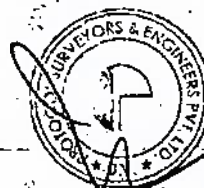
i) Beam & Column Structure : RCC Column & Beam Structure
ii) Appearance & Maintenance of Building : Good
iii) Common Areas Remarks : Common Passage & Staircase etc.

B) Interiors

iv) Flooring & Finishing : 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 : Photocopy of Sanctioned plan vide file No. 157/21/B/WZ/08/227 dt. 08.04.2008
Details of approved plan and Plans with approval no. & date :
Construction permission No. & Date : N.A.
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. Valuation is given on permissible area as per sanctioned plan.



H. Valuation

A) Individual Apartments / Flats

01	Carpet Area (Sq.ft.)	: ---	
02	BUA / SBUA (Sq.ft.)	: Actual Area (Sft.) 990 Sft.	Permissible Area (Sft.) 890
03	Current Govt. Approved Rates	: N.A.	
04	Recommended Rate and Basis for Recommendation	: Rs.9,000/- per Sft.	
	Final Value	: Rs.80,10,000/-	
	Rupees in Figures	: Rupees Eighty Lac Ten Thousand only	

I. Remarks if any

- 1) The Property under valuation is a part of four storied residential structure with built up Stilt, Ground, First & Second Floor. Our valuation pertains to only First Floor built on total land admeasuring 110 Sq. Yds. (Out of 220 Sq. Yds.)
- 2) It's a sub-divided part of property.
- 3) For valuation purpose we have considered permissible area as per sanctioned plan.

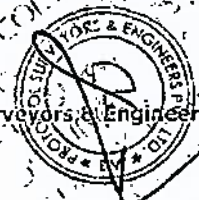
J. Declaration

We hereby declare that:

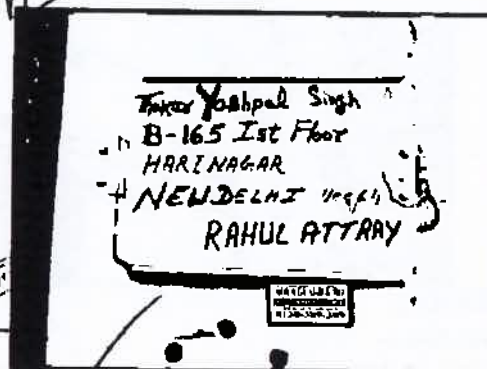
1. We have deputed our representative to inspect the property & has personally inspected the property.
2. We have no direct or indirect interest in the property valued.
3. The information furnished in the report is true and correct to the best of our knowledge and belief. The ownership papers/sale deeds 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/locations 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.

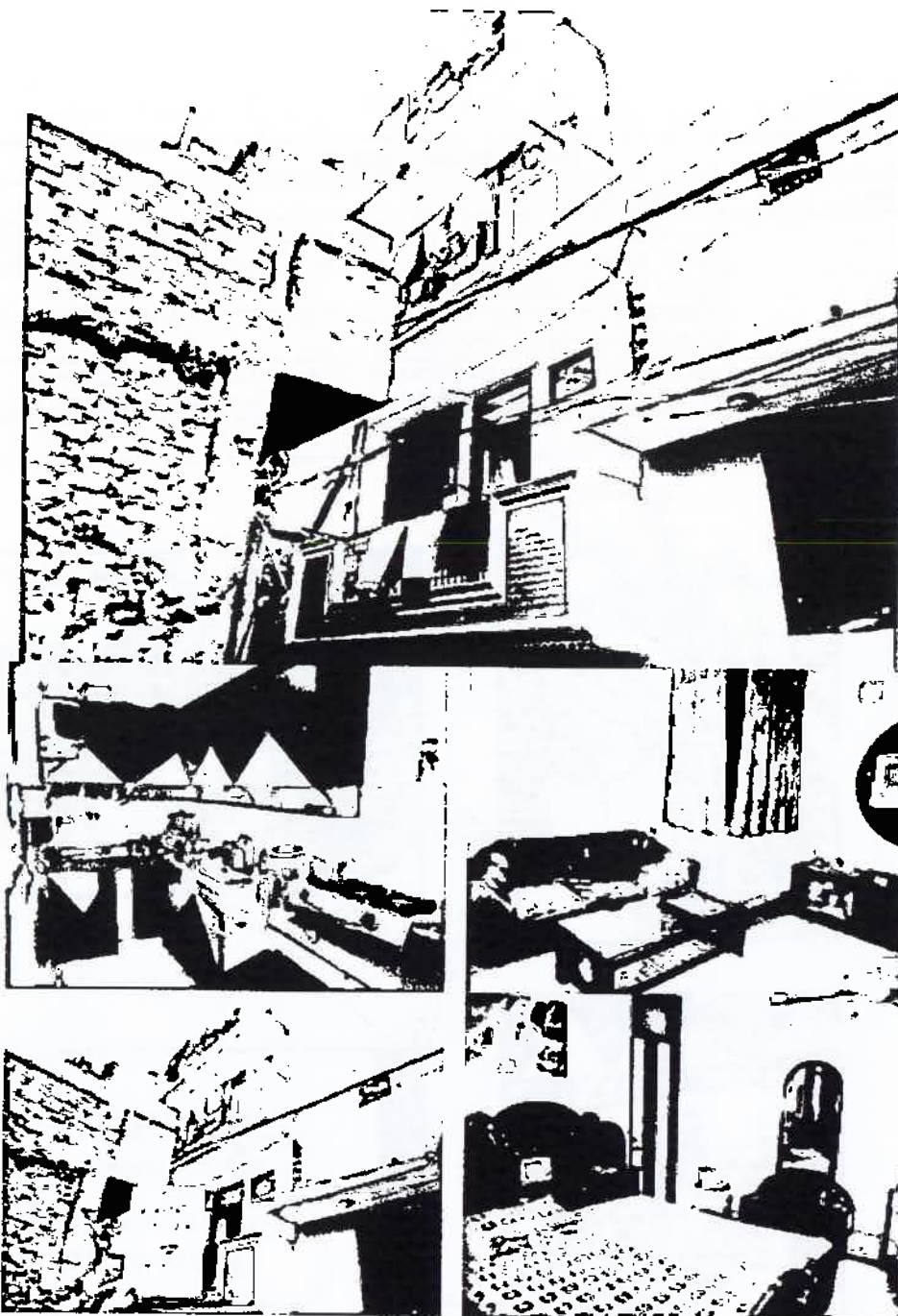
Signed,

Protocol Surveyors & Engineers Pvt. Ltd.



PHOTOGRAPH SHEET	
Case Ref No.:	2013-FEB-170
Regarding:	VALUATION OF PROPERTY SITUATED AT ENTIRE FIRST FLOOR WITHOUT ROOF RIGHT OF PROPERTY NO. B-165, KHASRA NO. 2012, VILLAGE-TIHAR, HARI NAGAR, CLOCK TOWER, NEW DELHI {PRESENTLY KNOWN AS PART OF PROPERTY NO. B-165, FIRST FLOOR, CLOCK TOWER, HARI NAGAR, NEW DELHI}
On Behalf of :	CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED HOME EQUITY DEPARTMENT, 2ND FLOOR, 6 TH PUSA ROAD, NEW DELHI-110 005
Applicant :	RAHUL ATTRAY





19/02/2013

Rahul Attray

Plot No- B-165, First Floor, Block-B, Hari Nagar, Delhi

CHDBS