

File No.	RKA/DNCR/...../..... 353
Date of Receiving	

353

**CASE COLLECTION FORMAT  
(GENERAL SURVEY FORM)**

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By		NA	NA		NA
Survey	Shail Shukla	09-10-2019	09-10-2019	09-10-2019	
Preparation	Shail Shukla				

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

GENERAL DETAILS				
1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI, Overseas, Delhi		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Anshu	+91-9654383154	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer

CASE DETAILS	
1.	Type of Property
	Residential House.

CHECKED BY  
 Appraisal Band 4, 10, cost per sq. ft.  
 Cost 1200 per sq. ft.  
 Imp. sum 18,00,000/-  
 Total value 23,00,00,000/-

C. Chaudhary  
 11/9/19

2.	Owner/ Applicant Details	Name		Contact Number	Email Id
3.	Account Name	Mr. Ajay Krishna Goyal & Mrs. Premila Goyal.			
4.	Property Address	M/s. Angelique International Ltd. D-1086, New Friends Colony, New Delhi			
5.	Who will coordinate on site for the site survey	Name		Contact Number	
6.	Preferred time of survey	Date		Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input checked="" type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell <i>Gift Deed</i> 2. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Any Other document:</b> <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. <b>No documents provided:</b> <input type="checkbox"/>			
8.	Special Instructions if any:				
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.  <b>Customer Signature:</b>				



## **IMPORTANT INSTRUCTIONS**

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	<b>DO CLEAR IDENTIFICATION OF THE PROPERTY</b>	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input checked="" type="checkbox"/>
5.	<b>CHECK IF ANY BUILDING VIOLATIONS DONE</b>	<input checked="" type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

**\*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

# GENERAL SURVEY FORM

## (FOR PROPERTIES OTHER THAN FLATS)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../.....353	Date: 09/09/2014	Time:
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<b>GENERAL DETAILS</b>						
1.	Name of the Surveyor					
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table style="width: 100%; border: none;"> <tr> <th style="width: 60%; text-align: center; border: none;">Name</th> <th style="width: 40%; text-align: center; border: none;">Contact No.</th> </tr> <tr> <td style="border: none; text-align: center;">Vishender choudhary</td> <td style="border: none; text-align: center;">9713204272</td> </tr> </table>	Name	Contact No.	Vishender choudhary	9713204272
Name	Contact No.					
Vishender choudhary	9713204272					
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)				
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely				
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done				
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land				
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:				
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment				
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					



OWNERSHIP DETAILS		
1.	Legal Owner Name/s	<del>Mr.</del> Mr. Ajay Krishna & Mrs. Pooja Goyal
2.	Property Purchaser Name	—
3.	Property Address under Valuation	D-1086, New Friends Colony, Delhi
4.	Present Residence Address of the Owner/ Purchaser	—
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
		15ft service Lane.	Road	Plot no. 1085	Plot no. 1084		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark						
4.	Ward Name/ No.	—					
5.	Zone Name	—					
6.	Main Road Name & Width	Name	Width	Distance from property			
7.	Approach Road Name & Width	Service Road - 30' wide.					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input checked="" type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input checked="" type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input checked="" type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
14.	Any new development in surrounding area	No					

15.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name	<input checked="" type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		540 sq. yd = 151.5 sq. mtr		—
2.	Any conversion to the land use	No. NA		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	No.		
11.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Current activity carried out in the property	<input checked="" type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS				
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
2.	Covered Built-up Area  <i>(Tick one on the basis of which valuation is to be calculated)</i>	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	G+2		



4.	Floor on which property is situated	Entire
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	Please see ← page.
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
7.	Roof	a. <b>Make:</b> <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. <b>Height:</b> 10' c. <b>Finish:</b> <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input checked="" type="checkbox"/> POP False Ceiling, <input checked="" type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input checked="" type="checkbox"/> Ceramic Tiles, <input checked="" type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input checked="" type="checkbox"/> Granite, <input checked="" type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input checked="" type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:
9.	Appearance/ Condition of the Building	<b>Internal</b> - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey <b>External</b> - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction
11.	Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input checked="" type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input checked="" type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input checked="" type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input checked="" type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input checked="" type="checkbox"/> Fancy lights, <input checked="" type="checkbox"/> Chandeliers, <input checked="" type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Jal board supply
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey
19.	Age of Building/ Recent Improvements done	40 years / 2012 major renovation. 1980 year renovated time to time
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building No.
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally No.

23.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
		Running Mtr.	Height	Width	Finish
			6'		
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial			
		Make:		Capacity:	
		NO			
25.	Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set			
		Make:		Capacity:	
		82.5 kVA			
26.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary			
27.	Parking facilities	<input checked="" type="checkbox"/> Available within the property		<input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement,	
				<input type="checkbox"/> On stilt	
		<input type="checkbox"/> Not available within the property		<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any	Vertical garden.			



## PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality	Rs 4.10,000 per sq.yds	
4.	Maximum Rate in the locality	Rs 4.25,000 per sq.yds.	
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Dhruv Kalyan	
	Contact No.	701181165, 9999444321	
	Sale Purchase Rate	300 sq.yds plot of price 12.50 cr	
	Rental Rate	i.e Rs 4 lakh per sq.yard to 4.5 lakh per sq.yd.	
	Comments	1-2 floor 10.5 - (11 cr - 15) 300 sq.yds.      500 sq.yd (13.5 - 20 cr)	
	2. Name:	Manish Groel	
	Contact No.	9971664755	
	Sale Purchase Rate	Approx Rs. 3.7 lakh per sq.yds.	
	Rental Rate	Has a plot of 475 sq.yds @ Rs 10 cr.	
	Comments	As per conversation with the above mentioned property dealers we come to know that the rates of the plots over New friends colony are decreasing. plots are available here of around 200 sq.yds but there is something build on that. (mainly buildings) as it is the old colony. The rates here for 200 sq.yds plot will vary from Rs 10.5 cr to 15 cr. (some may be 12.5-20 cr in older days)	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Landmark:- Bhasat Nagar Market  
 Near MCS Market  
 madg mandir  
 Bhasat Nagar market.

(4.10 - 4.15 cr)

Surveyor Name:

Signature:

Date:

CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

Date:

Vigender Chaudhary  
9717284272  
09/09/2019

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

Surveyor Name:

Signature:

Date:

Shahid Shabar  
09/09/2019



CASE NO.

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

Preparer Name: Shauib Shaker  
Signature: Sh Shauib Shaker  
Date: 10-09-2019

**REAL VALUE CONSULTANTS**  
VALUERS, ENGINEERS & ARCHITECTS  
GOVT. APPROVED VALUER (WEALTH TAX)  
CAT-1/624/174/2014-15  
FIV - 21696  
MIE-1570263

139-140, Pocket-1, Sector-25, Rohini,  
Delhi-110085

Mob:- +919212037910, 8076273122

Email Add. [realvalue14@gmail.com](mailto:realvalue14@gmail.com),  
[ravibhardwaj14@gmail.com](mailto:ravibhardwaj14@gmail.com),

Phone नं. २७-८१९  
out of country

**VALUATION REPORT  
OF**

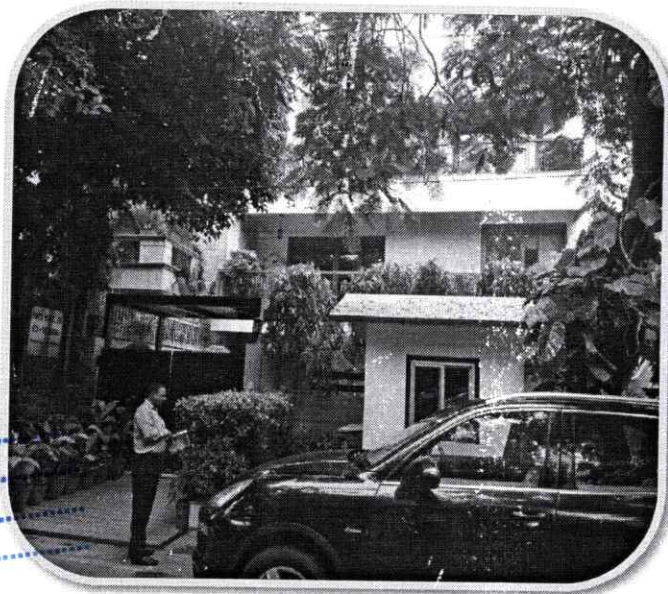
**IMMOVABLE PROPERTY**

**SITUATED AT**

**PROPERTY BEARING PLOT NO. D-1086, NEW FRIENDS COLONY,  
NEW DELHI-110065**

**OWNER**

**MRS PREMILA GOYAL, MR AJAY KRISHNA GOYAL &  
MR SANJAY KRISHNA GOYAL**



Provided By: Overseas  
Person Name: Anshu  
Contact No: 9654303154  
Date: 20/01/14 Sign:

**ON BEHALF OF**

**STATE BANK OF INDIA OVERSEAS BRANCH, JAWAHAR VYAPAR BHAWAN  
CONNAUGHT PLACE, DELHI-110001**

**Our Ref : SBI/ OVERSEAS CP /VR/2018-19/005**

**Date 01.08.2018**

Pankaj Shukh  
9891352603

353



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref: SBI/ OVERSEAS CP /VR/2018-19/005

Date 01.08.2018

Name & address of Branch :	:	State Bank of India, Overseas Branch, Jawahar Vyapar Bhawan, Connaught Place, New Delhi-110001
Name of Customers (s)/Borrowal Unit: (for which valuation report is sought)	:	<b>M/s Angelique International Ltd</b>  Corporate office: Plot No. 12, Sector 125, Noida
<b>I.</b>	<b>INTRODUCTION</b>	
a)	Name of the property owner (with address & Phone Nos.)	: <b>Mrs Premila Goyal W/o Mr DK Goyal , Mr Ajay Krishna Goyal &amp; Mr Sanjay Krishna Goyal All R/o H. No. D-1086, New Friends Colony, New Delhi-110065</b>
b)	Purpose of Valuation	: To assess the fair market value of the property
c)	Date of Inspection of Property	: 31.07.2018
d)	Date of Valuation Report	: 01.08.2018
e)	Name of the Developer of property (in case of Developer built properties)	: NA
<b>II.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a).	Location of property	
i)	Nearby Landmark	: The property is located 500 m each from Mata Mandir and Mathura Road.
ii)	Postal Address of the property	: <b>Property bearing Plot No. D-1086, New Friends Colony, New Delhi-110065</b>
iii)	Area of the plot/ land (supported by a plan)	: 540 sq yd (451.49 sq m)
iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	: Solid land
v)	Independent access/approach to the property etc.	: Yes
vi)	Google Map Location of the property with a neighborhood layout map	: <b>Latitude - 28° 34' 00" NL</b> <b>Longitude - 77° 16' 13" EL</b>
vii)	Details of roads abutting the property	: 45feet wide road abutting on Western side.

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	viii)	Description of property	:	The property under valuation is a residential building in ground plus one and half storey construction built on a plot measuring 540 sq yd (451.49 sq m). It has coverage of 2208 sq ft on ground floor, 2164.25 sq ft on first floor and 792.86 sq ft on second floor aggregating to 5165.11 sq ft. Accommodation of the property is drawing / dining, two bed rooms, kitchen, one wash room, front and rear set back and driveway, garage on ground floor, drawing/dining, three bed rooms, three wash rooms, store and front and rear balcony on first floor and drawing/dining, two bed rooms, three wash rooms, kitchen and open terrace on second floor. It was built in the year 2003-04 and is in excellent condition. The owners have used superior specifications like Italian marble flooring, teak wood, false ceiling, etc. The property has been built as per the approved building plan and no deviations have been observed.	
	ix)	Plot No. Survey No.	:	Plot No. D-1086	
	x)	Ward/ Village/ Taluka	:	--	
	xi)	Sub-Registry/ Block	:	--	
	xii)	District	:	-	
	xiii)	Any other aspect	:	NA	
b)	Plinth Area, Carpet area and saleable area to be mentioned separately and clarified			GF- 2208.00 sq ft FF- 2164.25 sq ft SF- 792.86 sq ft Total 5165.11 sq ft / 479.85 sq ft	
c).	Boundaries of the Property		:	As per conveyance Deed	Actual
	North		:	Plot No. 1085	Plot No. 1085
	South		:	Plot No. 1087	Plot No. 1087
	East		:	15 ft service lane	15 ft service lane
	West		:	45 ft wide road	45 ft wide road
III. TOWN PLANNING PARAMETERS					
i	Master plan Provision related to property in terms of land use		:	Residential	
ii	FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed		:	FAR permitted – 225% FAR Utilized -106%	
iii	Ground floor Coverage		:	2208 sq ft ( 45%)	
iv	Comment on whether OC-Occupancy certificated has been issued or not		:	Owner to disclose	



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

v	Comment on unauthorized constructions if any	:	Nil
vi	Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc.	:	As per MCD
vii	Planning area/ zone	:	Residential
viii	Developmental controls	:	South Delhi Municipal Corporation
ix	Zoning regulations	:	MPD-2021
x	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Residential
xi	Comment on Demolition proceedings if any	:	Nil
xii	Comment on compounding/regularization proceedings	:	Coverage of the property within permissible limit
xiii	Any other Aspect	:	Nil
<b>IV. DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY</b>			
a	Ownership Documents Sale Deed, Gift Deed, Lease Deed	:	Conveyance deed Regn No 3617 Book No. 1 Volume No. 1464 Page No. 155 to 157 with Sub Registrar New Delhi
b	Name of the Owner/s	:	Mrs Premila Goyal W/o Mr D K Goyal , Mr Ajay Krishna Goyal & Mr Sanjay Krishna Goyal
c	Ordinary status of freehold or leasehold including restrictions on transfer	:	Freehold
d	Agreement of easement if any	:	No
e	Notification of acquisition if any	:	No
f	Notification of road widening if any	:	No
g	Heritage restriction, if any	:	No
h	Comment on transferability of the property ownership	:	Yes, transferable
i	Comment on existing mortgages/charges /encumbrances on the property, if any	:	Owner to disclose
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to disclose

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

k	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority-Any violation from the approved building plan	:	Building Plan Sanctioned vide file No.346/B/HO/2002 dt 09.07.2002
L	Whether property is agricultural Land if yes, any conversion is contemplated	:	Residential
m	Whether the property is SARFAESI compliant	:	Yes
n	a) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Owner to disclose  NA
o	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	Already mortgaged with the Bank.
p	Qualification in TIR/Mitigation suggested if any	:	Bank to obtain legal search report.
q	Any other aspect	:	NA



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

V	Economic Aspects of the property		
a)	i) Reasonable letting value	:	Rs 45/- per sq ft
	ii) If property is occupied by tenant	:	<div style="display: flex; align-items: center;"> <span style="font-size: 3em; margin-right: 10px;">}</span> <div> N.A. owner occupied   Not Applicable </div> </div>
	-Number of tenants	:	
	-Since how long (tenant wise)		
	-Status of tenancy right		
	- Rent received per month (tenant-wise) with a comparison of existing market rent		
	-iii Taxes and other outings	:	<div style="display: flex; align-items: center;"> <span style="font-size: 3em; margin-right: 10px;">}</span> <div>Not Applicable</div> </div>
	iv Property Insurance		
	v Monthly Maintenance charges		
	vi Security Charges		
	vii Any other aspect		
VI	SOCIO CULTURAL ASPECTS OF THE PROPERTY		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	:	Posh colony
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No
VII	FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY		
a)	<b>Description of the functionality and utility of the property in terms of:</b> <div style="margin-left: 20px;"> i) Space Allocation  ii) Storage Spaces  iii) Utility Spaces Provided Within the Building  iv) Car Parking Facility  v) Balconies Etc. </div>	:	Provided Provided Provided Provided Provided
b)	Any other aspect	:	No
VIII	INFRASTRUCTURE AVAILABILITY		
a)	<b>Description of aqua infrastructure availability in terms of:</b>		
	i) Water supply	:	Provided
	ii) Sewerage/sanitation system underground or open	:	Provided
	iii) Storm Water drainage	:	Provided

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

b)	<b>Description of other physical infrastructure facilities viz.</b> i) Solid Waste Management ii) Electricity iii) Road and Public transport connectivity iv) Availability of other public utilities nearby	: : : :	} Available
c)	<b>Social Infrastructure in terms of</b> i) School ii) Medical Facilities iii) Recreational facility in terms of parks and open space	:	} Available within 1 kms
<b>IX</b>	<b>MARKETABILITY OF THE PROPERTY</b>		
a)	<b>Marketability of the property in terms of:</b>		
	i) Locational attributes	:	Average
	ii) Scarcity	:	Average
	iii) Demand and supply of the kind of subject property	:	Average
	iv) Comparable sale prices in the locality	:	Rs 4.65 Lakh per sq yd and above
b)	Any other aspect which has relevance on the value or marketability of the property	:	No
<b>X</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>		
a)	Type of construction	:	Load bearing walls with columns & beams
b)	Material & technology used	:	Old technology used
c)	Specifications	:	Superior
d)	Maintenance issues	:	Excellent
e)	Age of the building	:	Built in 2003-04 and renovated time to time
f)	Residual life of the building	:	56 years
g)	Extent of deterioration	:	20 %
h)	Structural safety	:	Sound
i)	Protection against natural disaster viz earthquakes	:	Can withstand earthquakes of moderate intensity
j)	Visible damage in the building	:	No
k)	System of air-conditioning	:	Provided



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l)	Provision of firefighting	:	No
m)	Copies of the plan and elevation of the building to be included	:	Owner to disclose
<b>XI ENVIRONMENTAL FACTORS</b>			
a)	Use of environmental friendly building materials, Green Building Techniques if any	:	No
b)	Provision of rain water harvesting	:	N.A.
c)	Use of solar heating and lightening systems, etc.,	:	N.A.
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	NA

<b>XII ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>			
a)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	:	Fascinating look

<b>XIII (VALUATION)</b>			
a)	Methodology of valuation-procedures adopted for arriving at the valuation.	:	Land and building method
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	:	Made thorough survey of the market and enquired from the local real estate agents and neighbours.
b)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks. Com, 99 acres.com, makaan.com etc, if available	:	Land rate ranges between Rs.4.50 lakh to Rs 4.75 lakh per sq yd  Adopted Rate Rs. 4.65 lakh per sq yd
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	:	Rs 7.74 lakh per sq m for land and Rs 21,960/- per sq m for construction

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

d)	SUMMARY OF VALUATION		
	i) Guideline Value	:	Rs 7.74 lakh per sq m x 451.49 sq m
	a) Land:		= Rs 34,94,53,260/-
	b) Building:	:	479.85 sq m x Rs 21,960/- per sq m
			= Rs 1,05,37,506/-
	Guideline Value (a + b)	:	Rs 35,99,90,766/-
	ii) Fair Market Value	:	<u>Land Value</u> Rs 4.65 lakh per sq yd x 540 sq yd = Rs 25,11,00,000/-  <u>Depreciated Cost of Construction</u> Rs 1500/- per sq ft x 5165.11 sq ft = Rs 77,47,665/-  Total Value of the Property - Rs 25,88,47,665/- Say Rs 25.88 Cr.
iii) Realizable Value (15% less than the present market value)	:	Rs 22.00 Cr	
iv) Forced/ Distress Sale value (25% less than the present market value)	:	Rs 19.41 Cr	
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	:	The circle rates of land in the area is far high than the market rates. Thus the value of the property as per circle rates have gone much higher than the value as per market rates.
	Details of last two transactions in the locality/area to be provided, if available	:	Not available



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

## DECLARATION

I hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv) I have no direct or indirect interest in the above property valued. I/my the authorized representative by the Name of )who is also a valuer, has inspected the subject property on
- v) I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- vi) I am an approved Valuer under SARFAESI ACT2002 and am approved by the Bank.
- vii) I have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- viii) I have submitted the valuation Report (s) directly to the Bank.

# REAL VALUE CONSULTANTS

XV	Enclosures	
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Attached
b)	Building plan	N.A.
c)	Floor Plan	-do-
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a Selfie of the Valuer at the site	Photographs of the property Attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	NA
f)	Google Map location of the property	Attached
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks. Com, 99 Acres.com, Makan.com etc.	Attached
h)	Any other relevant documents extracts	Nil

Date : 01.08.2018  
Place : New Delhi

For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT- 1/624/174/2014-15



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

**99acres** India's No. 1 Property Portal

Buy ▾ All Residential ▾ New Friends Colony

SEARCH

Home Loans Dashboard Menu

Owner Properties With Photos Verified properties Hide already Seen Ready to Move New bookings Possession in 2018 Possession in 2019

Switch to 4+ Projects > Home > Property in Delhi / NCR > New Friends Colony > All Residential

81 Properties | All Residential for Sale in New Friends Colony X , Delhi South

List View Map View

**BHK**

1 BHK 2 BHK 3 BHK + more

**BUDGET**

Min ▾ Max ▾ + more

**BUDGET**

Min ▾ Max ▾ + more

**AVAILABILITY**

Under Const. 6 Ready to Move 73

**6 Bedroom Independent House/Villa in New Friends Colony**

No Property photo available Request Photos

₹31 Cr 500 Sq. Yards 6 Bedroom Ready To Move

620000/Sq. Yards Plot Area 4 Baths, 3+ Balconies

7 Locality photos and videos

Its 3 side corner property on 12 meter road adjoining park.

Posted on Jul 02, 2018 by GUPTASONS (Dealer)

View Phone No. Contact Dealer

**8 Bedroom Independent House/Villa in New Friends Colony**

Designer Kothi Ready Corner

No Property photo available Request Photos

₹22 Cr 525 Sq. Yards 8 Bedroom Ready To Move

419040/Sq. Yards Plot Area 6 Baths, 3 Balconies

71 Locality photos and videos

Best deal corner location 525yds entire bunglow wide road peaceful location basement ground fir... + more

Posted on Jul 05, 2018 by Chopra Realtors (Dealer)

View Phone No. Contact Dealer

## SCREEN SHOT OF 99 ACRES

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

## Minimum Land Rate for Residential Use:

Category of Locality	Minimum Rates for valuation of land for residential use ( in Rs. Per sq mtr).
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

## Minimum rates for cost of construction: -

The Base unit rate of cost of construction will be

Category of the Locality	Minimum Rates of construction for residential use ) in Sq per mtr	Minimum Rates of construction for Commercial use ) in Sq per mtr
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

## CIRCLE RATE



# REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS  
GOVT. APPROVED VALUER (WEALTH TAX)  
CAT-1/624/174/2014-15  
FIV - 21696  
MIE-1570263

Plot No. 139-140, Pocket-I, Sector  
25, Rohini, Delhi-110085  
Mob:- 9212037910  
Email Add. : [ravibhardwaj14@gmail.com](mailto:ravibhardwaj14@gmail.com)  
: [realvalue14@gmail.com](mailto:realvalue14@gmail.com)

**INVOICE NO. RVC/2018-19/08/015**

**GSTIN : 07AGFPB2566D1ZU**

**PAN NO. AGFPB2566D**

To,

STATE BANK OF INDIA,  
OVERSEAS BRANCH, JAWAHAR VYAPAR BHAWAN,  
CONNAUGHT PLACE, DELHI-110001

Our Ref : SBI/ OVERSEAS CP /VR/2018-19/005

DATE 01.08.2018

PROPERTY BEARING PLOT NO. D-1086, NEW FRIENDS COLONY,  
NEW DELHI-110065

OWNER  
MRS PREMILA GOYAL, MR AJAY KRISHNA GOYAL &  
MR SANJAY KRISHNA GOYAL

S.No.	Description/Particulars	Amount
1.	Professional Fees	12,000.00
	CGST@ 9%	1080.00
	SGST@ 9%	1080.00
	CONVEYANCE	----
	TOTAL	14,160.00
RUPEES FOURTEEN THOUSAND ONE HUNDRED SIXTY ONLY		
NET BANKING		
Ac Name	:	M/s REAL VALUE CONSULTANTS
Account Number	:	37574661849
IFSC Code	:	SBIN0004394
Name of the Bank	:	STATE BANK OF INDIA PLOT NO 3, DDA COMMUNITY CENTRE, DEEPAK PLAZA, D.C. CHOWK, SECTOR-9, ROHINI, DELHI - 110085

FOR REAL VALUE CONSULTANTS  
(RAVI MOHAN BHARDWAJ)