

D. K. Gupta
Er. Dharmendra Kumar Gupta

Office : Chamber No. -63, Typist Block, Civil Side, Tis Hazari
Court, Delhi-110054
Mail ID. - dkgvaluer5@gmail.com (M) 9350871884

Approved Valuer From Govt. of India
(Income Tax- Central Board of Direct Tax of wealth Tax Act 1957) CAT-11/2016-2017

VALUATION REPORT

| | |
|---|---|
| BRANCH : | SBI ASAF ALI |
| RACPC PROPOSAL NO. : | |
| DATED : | 08-11-2022 |
| APPLICANT : | M.S. DIXITAL TECHNOLOGIES INDIA PVT LTD. THOUGH DIR. AKSHAY KUMAR. |
| PROPERTY ADDRESS : COMMERCIAL PLOT NO-41, SITUATED IN SECTOR-53, URBAN ESTATE, GURGAON -II ,DISTT. GURGAON, HARYANA. | |



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(Income Tax- Central Board of Direct Tax of wealth Tax Act 1957)CAT-11/2016-2017

(VALUATION REPORT (IN RESPECT OF FLATS))

(To be filled in by the Approved Valuer)

| | | | |
|-----|---|-------------------------------------|--|
| I. | GENERAL | | |
| 1. | Purpose for which the valuation is made | | To Known the Present Fair Market Value of Property for SBI Loan Purpose |
| 2. | a) | Date of inspection | : 08.11.2022 |
| | b) | Date on which the valuation is made | : 08.11.2022 |
| 3. | List of Documents produced for perusal | | E Auction on dated 16-08-2022. |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | | : HARYANA SHEHRI VIKASS PRADHIKARAN |
| | Applicant | | M.S. DIXITAL TECHNOLOGIES INDIA PVT LTD. THROUGH DIR. AKSHAY KUMAR |
| 5. | Brief description of the property | | : COMMERCIAL PLOT NO-41, SITUATED IN SECTOR-53, URBAN ESTATE, GURGAON -II, DISTT. GURGAON, HARYANA |
| 6. | Location of property | | |
| | a) | Plot No. / Survey No. | : Plot No. 41 |
| | b) | Door No. | : |
| | c) | T. S. No. / Village | : |
| | d) | Ward / Taluka | : Sector -53, Gurgaon Haryana |
| | e) | Mandal / District | : |
| 7. | Postal address of the property | | As Above |
| 8. | City / Town | | : City |
| | Residential Area , Commercial Area, Industrial Area | | : Commercial |
| 9. | Classification of the area | | : |
| | i) | High / Middle / Poor | : Middle Class |
| | ii) | Urban / Semi Urban / Rural | : Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | | : Huda |
| 11. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | | : N.A |
| 12. | Boundaries of the property (Flat) | | : |
| | East | | : Road |



Plot no. - 41

| | | | | |
|---------------------------------|---|---|---|---------|
| | East | : | Road | |
| | West | : | Other Plot | |
| | South | : | Other Plot | |
| | North | : | Other Plot | |
| 13 | Dimensions of the site | : | A | B |
| | | | As per the Deed | Actuals |
| | North | : | | |
| | South | : | | |
| | East | : | | |
| | West | : | | |
| 14 | Extent of the site | : | 121 Sq Mtr. Or 144.71 Sq.Yards | |
| 15 | Latitude, Longitude & Co-ordinates of flat | : | LATITUDE: 28°33'18.09"N LONGITUDE: 77°10'13.78"E | |
| 16 | Extent of the site considered for valuation (least of 13 A & 13 B) | : | 144.71 Sq.yards | |
| 17 | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : | N.A as a vacant plot | |
| II. CHARACTERISTICS OF THE SITE | | | | |
| 1. | Classification of locality | : | Middle Class | |
| 2. | Development of surrounding areas | : | Developed | |
| 3. | Possibility of frequent flooding / sub-merging | : | No | |
| 4. | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | : | Nearby | |
| 5. | Level of land with topographical conditions | : | Level | |
| 6. | Shape of land | : | Regular Shape | |
| 7. | Type of use to which it can be put | : | Commercial | |
| 8. | Any usage restriction | : | Do | |
| 9. | Is plot in town planning approved layout? | : | Yes | |
| 10 | Corner plot or intermittent plot? | : | Intermittent plot | |



| | | |
|---|---|--|
| 11 | Road facilities | Yes |
| 12 | Type of road available at present | Mettaled Road |
| 13 | Width of road – is it below 20 ft. or more than 20 ft. | More than 15" Wide Road |
| 14 | Is it a land – locked land? | No |
| 15 | Water potentiality | N.A. |
| 16 | Underground sewerage system | N.A. |
| 17 | Is power supply available at the site? | N.A. |
| 18 | Advantage of the site | |
| | 1. | -- |
| | 2. | -- |
| 19 | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | -- |
| | 1. | -- |
| | 2. | -- |
| Part – A (Valuation of land) | | |
| 1. | Size of plot | 121 Sq Mtr. Or 144.71 Sq.Yards |
| | North & South | -- |
| | East & West | -- |
| 2. | Total extent of the plot | 121 Sq Mtr. Or 144.71 Sq.Yards |
| 3. | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | Rs. 3,80,000/- to Rs.4,30,000/- per sq.yards |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | N.A. |
| 5. | Assessed / adopted rate of valuation | Rs. 4,29,000/- per sq. Yards |
| 6. | Estimated value of land | 144.71 sq. Yards. @ Rs.4,29,000/- per sq. Yards.= Rs. 6,20,80,590/- |
| Part – B (Valuation of Building) | | |



| | | | |
|----|-----------------------------------|--|-----------------------|
| 1. | Technical details of the building | | |
| | a) | Type of Building (Residential / Commercial / Industrial) | Commercial |
| | b) | Type of construction (Load bearing / RCC / Steel Framed) | N.A. as a vacant plot |
| | c) | Year of construction | Do |
| | d) | Number of floors and height of each floor including basement, if any | Do |
| | e) | Plinth area floor-wise | N.A. as a vacant plot |
| | f) | Condition of the building | N.A. as a vacant plot |
| | i) | Exterior – Excellent, Good, Normal, Poor | |
| | ii) | Inferior - Excellent, Good, Normal, Poor | |
| | g) | Date of issue and validity of layout of approved map / plan | N.A. |
| | h) | Approved map / plan issuing authority | Do |
| | i) | Whether genuineness or authenticity of approved map / plan is verified | Do |
| | j) | Any other comments by our empanelled valuers on authentic of approved plan | Do |

Specifications of construction (floor-wise) in respect of

| S. No. | Description | Ground floor | Other floors |
|--------|--|--------------|--------------|
| 1. | Foundation | | |
| 2. | Basement | | |
| 3. | Superstructure | | |
| 4. | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | N.A. | |
| 5. | RCC works | N.A. | |
| 6. | Plastering | N.A. | |
| 7. | Flooring, Skirting, adding | N.A. | |
| 8. | Special finish as marble, granite, wooden panelling, grills, etc | N.A. | |
| 9. | Roofing including weather proof course | N.A. | |
| 10. | Drainage | N.A. | |



| | | | | | |
|----|--|-------------------------------------|---|------|--|
| 2. | Compound wall | | : | N.A. | |
| | Height | | : | N.A. | |
| | Length | | | N.A. | |
| | Type of construction | | | N.A. | |
| 3. | Electrical installation | | | N.A. | |
| | Type of wiring | : | | N.A. | |
| | Class of fittings (superior / ordinary / poor) | : | | N.A. | |
| | Number of light points | : | | N.A. | |
| | Fan points | : | | N.A. | |
| | Spare plug points | : | | N.A. | |
| | Any other item | | | N.A. | |
| 4. | Plumbing installation | | | N.A. | |
| | a) | No. of water closets and their type | . | N.A. | |
| | b) | No. of wash basins | | N.A. | |
| | c) | No. of urinals | | N.A. | |
| | d) | No. of bath tubs | | N.A. | |
| | e) | Water meter, taps, etc. | | N.A. | |
| | f) | Any other fixtures | | N.A. | |
| | | | | N.A. | |
| | | | | N.A. | |

Details of valuation

| Sr. no. | Particulars of item | Plinth area | Roof height | Age of building | Estimated replacement rate of construction Rs. | Replacement cost Rs. | Depreciation Rs. | Net value after depreciation Rs. |
|---------|---------------------|-------------|-------------|-----------------|--|----------------------|------------------|----------------------------------|
| | Ground floor | | | | N.A. as a vacant plot | | | |
| | First floor | | | | | | | |
| | Other floor, if any | | | | | | | |
| | Total | | | | NIL | | | |



Part C- (Extra Items)**(Amount in Rs.)**

| | | | |
|----|------------------------------------|---|-----|
| 1. | Portico | : | |
| 2. | Ornamental front door | : | |
| 3. | Sit out/ Veranda with steel grills | : | |
| 4. | Overhead water tank | : | |
| 5. | Extra steel/ collapsible gates | : | |
| | Total | : | NIL |

Part D- (Amenities)**(Amount in Rs.)**

| | | | |
|-----|---------------------------------|---|-----|
| 1. | Wardrobes | : | -- |
| 2. | Glazed tiles | : | -- |
| 3. | Extra sinks and bath tub | : | -- |
| 4. | Marble / Ceramic tiles flooring | : | -- |
| 5. | Interior decorations | : | -- |
| 6. | Architectural elevation works | : | - |
| 7. | Panelling works | : | - |
| 8. | Aluminium works | : | - |
| 9. | Aluminium hand rails | : | - |
| 10. | False ceiling | : | - |
| | Total | : | NIL |

Part E- (Miscellaneous)**(Amount in Rs.)**

| | | | |
|----|---------------------------|---|-----|
| 1. | Separate toilet room | : | |
| 2. | Separate lumber room | : | |
| 3. | Separate water tank/ sump | : | |
| 4. | Trees, gardening | : | |
| | Total | : | NIL |

Part F- (Services)**(Amount in Rs.)**

| | | | |
|----|---------------------------|---|--|
| 1. | Water supply arrangements | : | |
| 2. | Drainage arrangements | : | |
| 3. | Compound wall | : | |



| | | | |
|----|-------------------------------|---|-----|
| 3. | Compound wall | : | |
| 4. | C. B. deposits, fittings etc. | : | |
| 5. | Pavement | : | |
| | Total | : | NIL |

Total abstract of the entire property

| | | | MARKET VALUE |
|---------|---|---|-------------------|
| Part- A | 144.716 sq.yards @ Rs.4,29,000/- per sq.yards | : | Rs. 6,20,80,590/- |
| Part- B | Building | : | NIL |
| Part- C | Extra Items | : | NIL |
| Part- D | Amenities | : | NIL |
| Part- E | Miscellaneous | : | NIL |
| Part- F | Services | : | NIL |
| | Total | : | Rs. 6,20,80,590/- |
| | Say | : | Rs. 6,20,80,590/- |

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

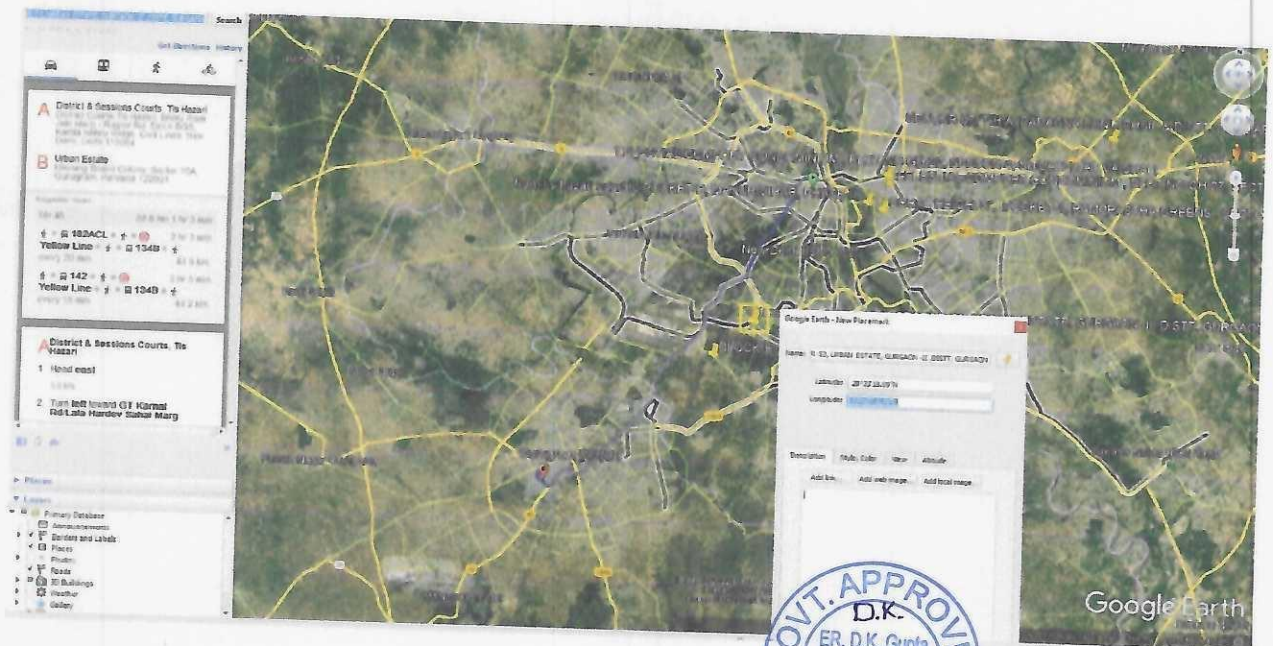
As a result of my appraisal and analysis, it is my considered opinion that.

The Present Fair Market Value of the above property in the Prevailing condition with aforesaid specification is **Rs. 6,20,80,590/-**

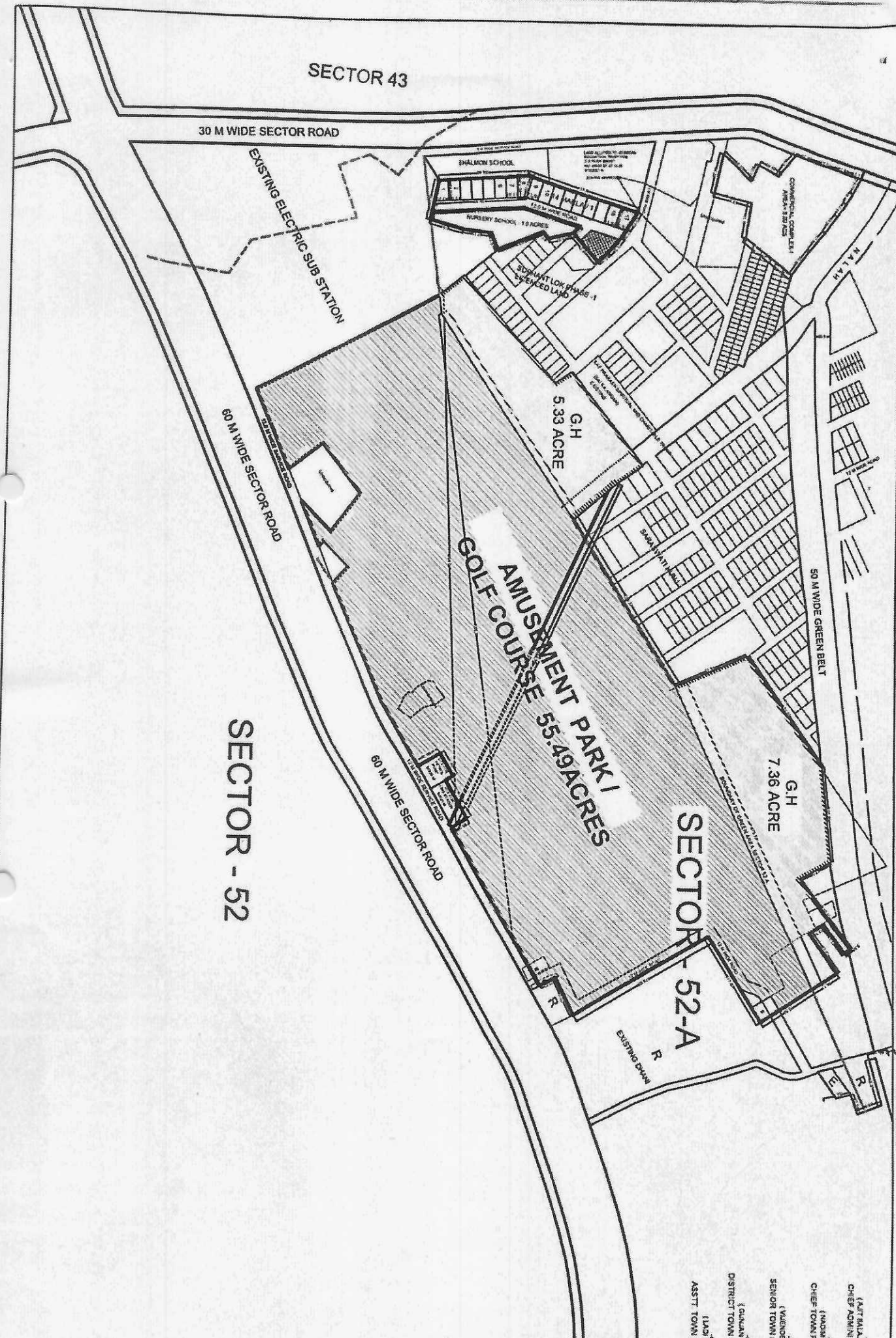
The realizable value of the above property in the prevailing condition with (as 05% less than the PMR). is **Rs. 5,89,76,560/-**.

Forced/distress sale value (as 25% less than the pmr) is **Rs. 4,65,60,442/-**.





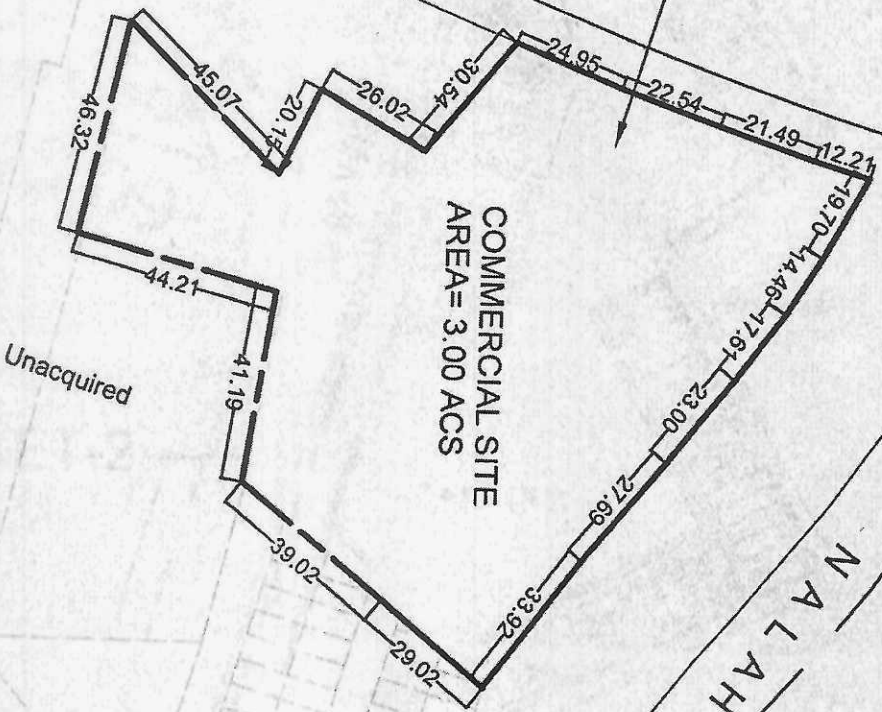
PART LAYOUT CUM DEMARCATION PLAN OF SECTOR 52-A GURUGRAM.



- (1) AUTHORITY
- (1) CHIEF ADMINIST
- (1) CHIEF TOWN PL
- (1) SENIOR TOWN PL
- (1) DISTRICT TOWN PL
- (1) ASST TOWN PL

PART LAYOUT CUM DEMARCATION PLAN OF SECTOR 52-A GURUGRAM. (APPROVAL OF POCKET NO.1)

POCKET-1



-sd-
(AJIT BALAJI JOSHI, I.A.S
CHIEF ADMINISTRATOR, H)

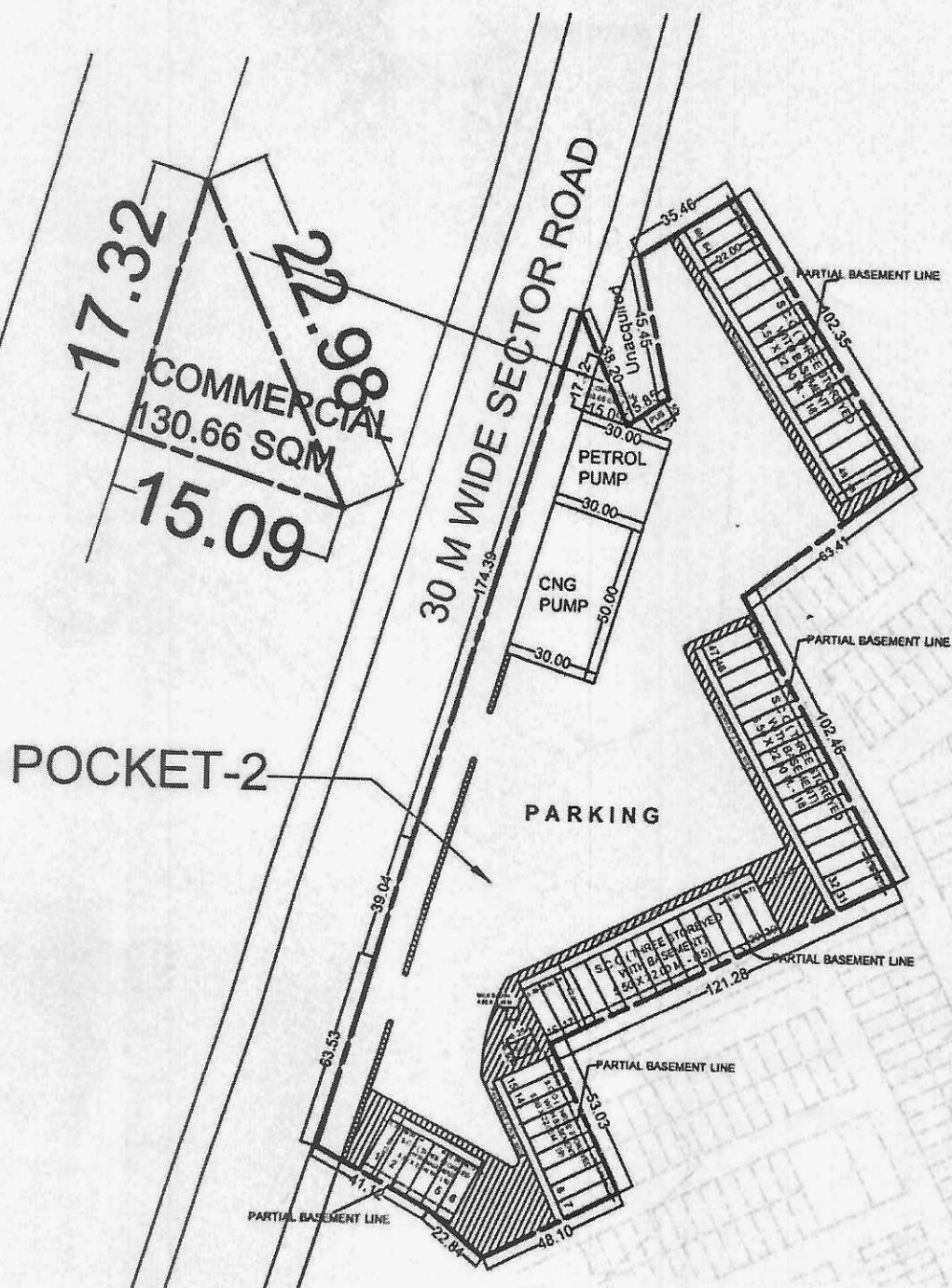
-sd-
(NADIM AKHTAR)
CHIEF TOWN PLANNER, H

-sd-
(VUENDER SINGH)
SENIOR TOWN PLANNER, H

-sd-
(GUNJAN VERMA)
DISTRICT TOWN PLANNER,

-sd-
(LADI WALIA)
ASSTT. TOWN PLANNER, HS

**PART LAYOUT CUM DEMARCATION PLAN OF SECTOR 53 GURUGRAM.
(APPROVAL OF POCKET NO. 2)**



(AJIT BALAJI JOSHI, I.A.S.)
CHIEF ADMINISTRATOR, HSVP

(NADIM AKHTAR)
CHIEF TOWN PLANNER, HSVP

(VIJENDER SINGH)
SENIOR TOWN PLANNER, HSPV.

(GUNJAN VERMA)
DISTRICT TOWN PLANNER, HSVP

(LADI WALIA)
ASSTT. TOWN PLANNER, HSVP

TOTAL AREA OF THE POCKET

=25089.15 SQM.

| CATEGORY | SIZE | NOs. | AREA IN SQM. |
|--|-----------------|------|--------------|
| SHOP CUM OFFICE (THREE STOREY WITH PARTIAL BASEMENT) | 5.50 X 22.00 M. | 55 | 6655.00 |
| CORNER SCO's | 5.73 X 22.00 M. | 10 | 1260.60 |
| MILK BOOTH | 4.0 X 4.0 M. | 01 | 16.00 |
| P.U.S | 5.50 X 8.25 M. | 02 | 90.75 |

TO BRISTOL CHOWK

DLF HOUSING.LTD.COMM
2.04 ACS
M/S DELHI LAND & FINANCE COMM
2.121 ACS

POCKET-3

-sd-
(AJIT BALAJI JOSHI, I.A.S.)
CHIEF ADMINISTRATOR, HSY

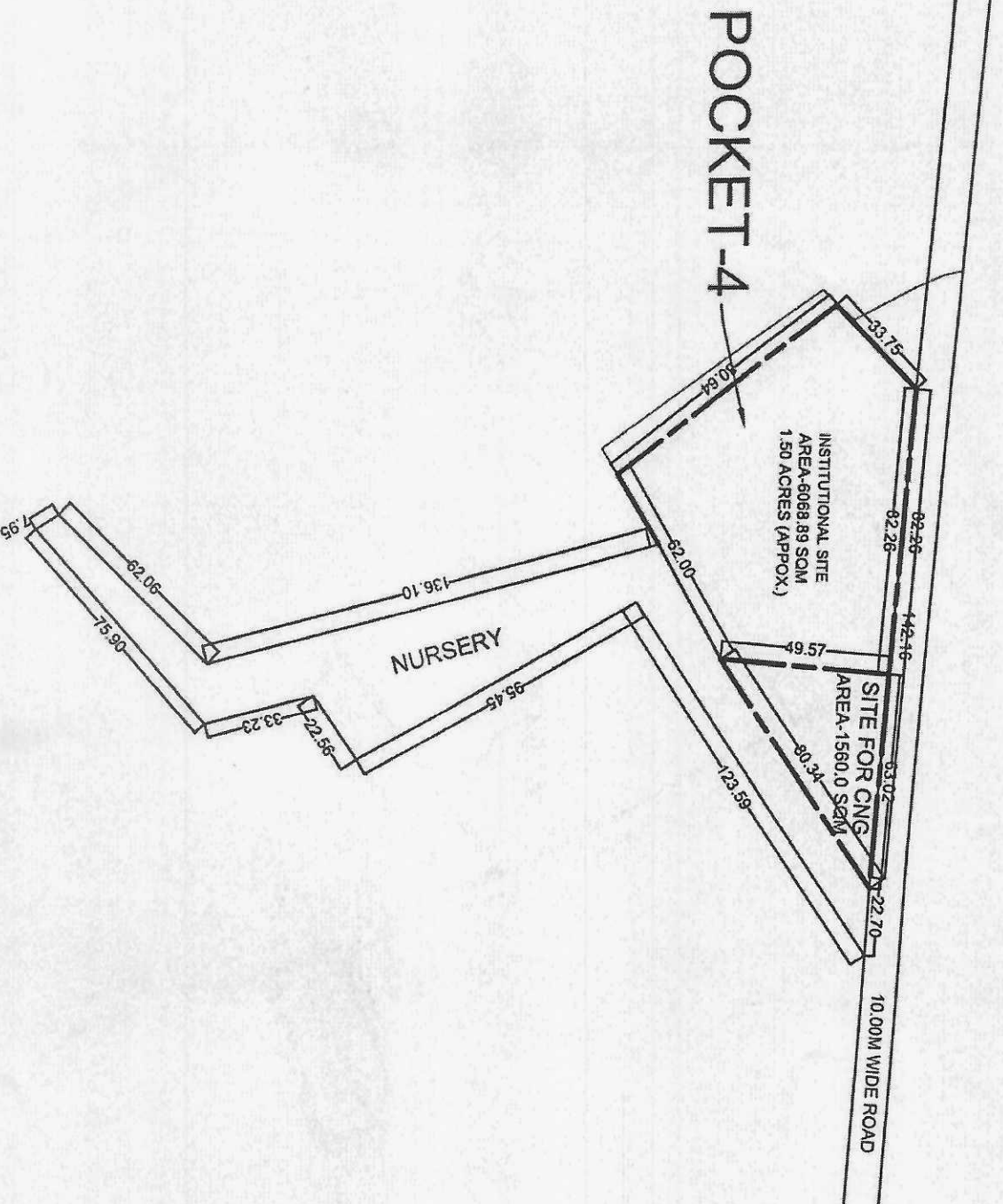
-34-
(NADIM AKHTAR)
CHIEF TOWN PLANNER, HSY

-सद-
(VJENDER SINGH)
SENIOR TOWN PLANNER, HSI

-Sd-
(GUNJAN VERMA)
DISTRICT TOWN PLANNER, H

-sd-
(LADI WALA)
ASSTT. TOWN PLANNER, HSY

PART LAYOUT CUM DEMARCATION PLAN OF SECTOR 53 GURUGRAM. (APPROVAL OF POCKET NO.4)



CHIEF ADMINISTRATOR, HSNP.
(AJIT BALU JOSHI, I.A.S.)

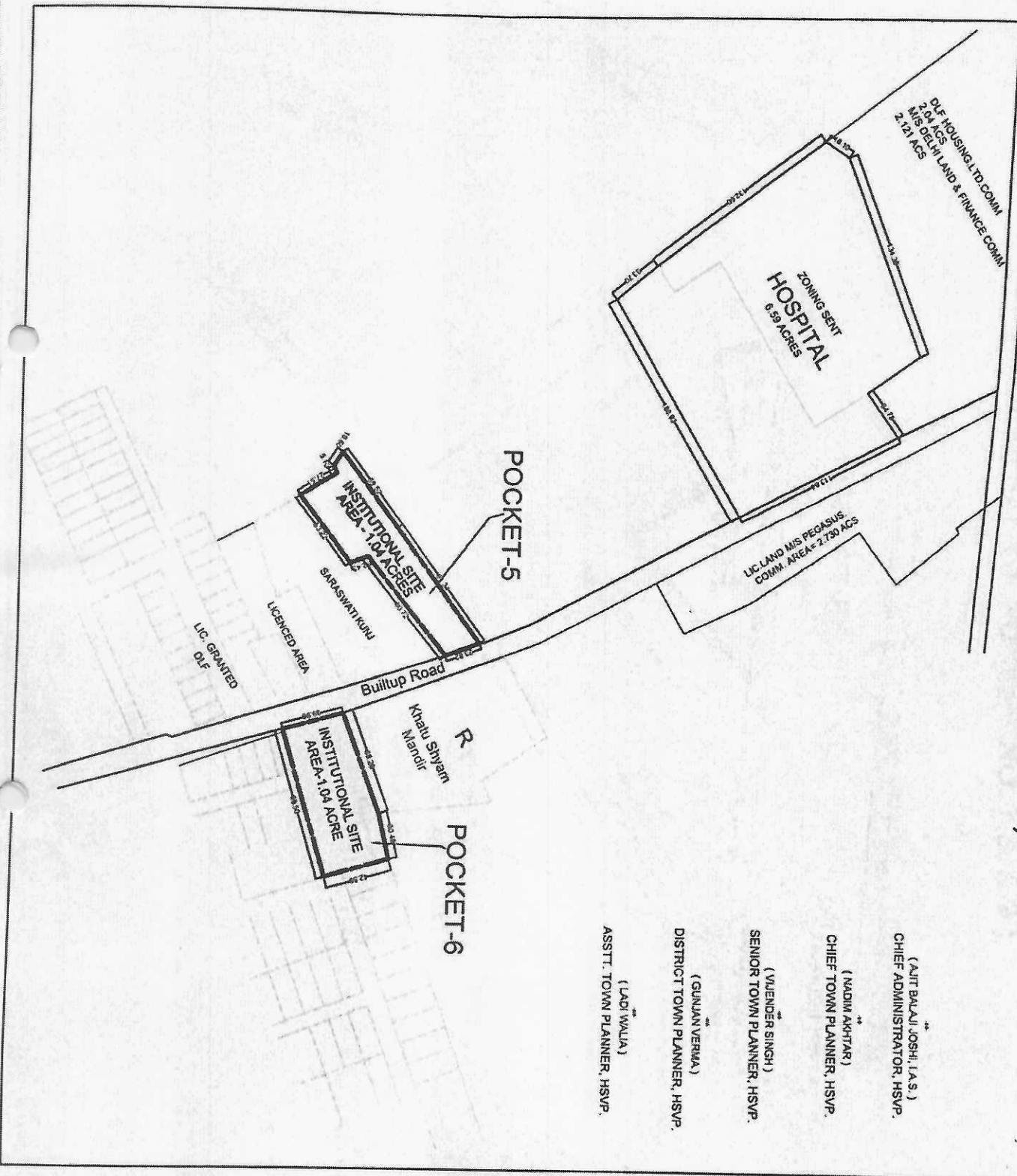
CHIEF TOWN PLANNER, HSNP.
(NADIM AKHTAR)

SENIOR TOWN PLANNER, HSNP.
(VINEET SINGH)

DISTRICT TOWN PLANNER, HSNP.
(GUNJAN VERMA)

ASSTT. TOWN PLANNER, HSNP.
(UOI WALIA)

PART LAYOUT CUM DEMARCATION PLAN OF SECTOR 53 GURUGRAM. (APPROVAL OF POCKET NO. 5 & 6)



(AJIT BALAJI JOSHI, I.A.S.)
CHIEF ADMINISTRATOR, HSVP.

(MADHUKARTAR)
CHIEF TOWN PLANNER, HSVP.

(VALENDER SINGH)
SENIOR TOWN PLANNER, HSVP.

(GUNJAN VERMA)
DISTRICT TOWN PLANNER, HSVP.

(LADY WALIA)
ASSTT. TOWN PLANNER, HSVP.

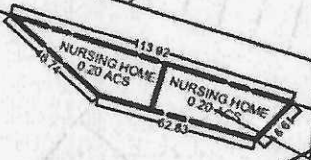
PART LAYOUT CUM DEMARCACTION PLAN OF SECTOR 53 GURUGRAM. (APPROVAL OF POCKET NO. 7,8, & 9)

SECTOR ROAD 60 M WIDE

POCKET-7

POCKET-8

POCKET-9



LIC. LAND M/S VIPUL COMM.
3.731 ACS

LIC. LAND M/S MONIKA COMM.



LIC. LAND M/S VIPUL G.H.

LIC. LAND
TARA CHAND COMM
AREA= 3.037 ACS



REVENUE RASTA TO BE WIDENED 18.0 M

LIC. LAND M/S VIPUL G.H.
AREA= 19.245 ACS

10.50 M WIDE ROAD

REVENUE RASTA TO BE WIDENED

(AJIT BALAJI JOSHI, I.A.S.)
CHIEF ADMINISTRATOR, HSVP.

(NADIM AKHTAR)
CHIEF TOWN PLANNER, HSVP.

(VINEENDR SINGH)
SENIOR TOWN PLANNER, HSVP.

(GUNJAN VERMA)
DISTRICT TOWN PLANNER, HSVP.

(LADI WALIA)
ASSTT. TOWN PLANNER, HSVP.