

D. K. Gupta
Er. Dharmendra Kumar Gupta

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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-58, SITUATED IN SECTOR-53, URBAN ESTATE, GURGAON -II ,DISTT. GURGAON, HARYANA.	



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(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. THOUGH DIR. AKSHAY KUMAR
5.	Brief description of the property	: COMMERCIAL PLOT NO-58, SITUATED IN SECTOR-53, URBAN ESTATE, GURGAON -II, DISTT. GURGAON, HARYANA
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No. 58
	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
	City / Town	: City
8.	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



	East	:	Road	
	West	:	Other Plot	
	South	:	Other Plot	
	North	:	Other Plot	
13	Dimensions of the site	:	A As per the Deed	B 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/-**.



As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. _____ (Rupees _____ only).

Place:

Date:


Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Signature

(Name of the Branch Manager with Official seal)

Date:

DECLARATION

I, hereby declare that

- a) The property was inspected by my representative Mr. Vinit on 08/11/2022.
- b) The Undersigned Does Not Have Any Direct/Indirect In The Above Property.
- c) The Information furnished herein is true and correct to the best of our knowledge.
- d) I Have Submitted Valuation Report Directly To The Bank.
- e) I have not been guilty of misconduct in any professional capacity.

