

4S ASSOCIATES



State Bank of India Panel Valuer

REF. NO. 4S/NDLS/SBI/BV-513(17-17-163)/2019

DATE:09/01/2020

STATE BANK OF INDIA
OVERSEAS BRANCH 480486 RAJAJI SALAI
CHENNAI 600001

VALUATION REPORT IN RESPECT OF FLAT

NAME & ADDRESS OF BRANCH OVERSEAS BRANCH 480486 RAJAJI SALAI, CHENNAI-600001

NAME OF THE CUSTOMER (S)/BORROWAL UNIT: M/s Consolidated Construction Consortium Ltd.
(FOR WHICH VALUATION REPORT IS SOUGHT)

1 Customer Details									
Name of the owner		M/s Consolidated Construction Consortium Ltd.							
Name of the Borrower		M/s Consolidated Construction Consortium Ltd.							
Purpose of Valuation		Re-Valuation							
2 Property Details									
Address		Property Address Space At 3 rd Floor, NBCC Plaza, Sector-V, Pushp Vihar, New Delhi.							
Nearby Landmark/ Google Map Independent access to the property		Kendriya Vidyala Pushp Vihar							
3 Document Details									
Layout Plan		Not provided	MCD		Approval No.		NA		
Building Plan		Not provided	NA		Approval No.				
Construction Permission		Not provided	NA		Approval No.				
Legal Documents		Yes	List of Documents: - Xerox Copy of Previous Valuation Report By Haripriya Associates On Dated:01.06.2017.						
4 Physical Details									
Adjoining Properties (As Per Document)		North	Tower No-1	South	Tower No-2	East	Open Area	West	Open Area
Adjoining Properties (Actual)		North	Tower No-1	South	Tower No-2	East	Open Area	West	Open Area
Matching of Boundaries		Yes		Plot demarcated		Yes	Approved Land use	Commercial Area	Type of Property
No. of rooms		Living/ Dining		Rooms		Toilets		2 Nos	Kitchen

Q-3 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) EMAIL

tsencon@gmail.com ,MOB-7008162533



VALUATION REPORT OF IMMOVABLE PROPERTY

To,

The Chief Manager
State Bank of India
Overseas Branch 4804
86 Rajaji Salai
Chennai 600001

Sub:- Submission of valuation report of A/c-M/s Consolidated Construction Consortium Ltd.

Dt- 09/01/2020

Dear Sir,

Best Wishes!

Thank you very much for utilizing our service for the valuation job. We are here with submitting the necessary valuation report with required assessment of the assets to be valued with all the necessary enclosures.

Description	Market Value in Rs.	Realizable Value in Rs.	Distress Value in Rs.
Valuation Report Against The Immovable Property Valuation Of M/s Consolidated Construction Consortium Ltd., Through Its Sh. S. Sivaram Krishnan S/o Sh. V.S. Subramoney & Sh. Govindarajan Both Property Address Space At 3 rd Floor, NBCC Plaza, Sector-V, Pushp Vihar, New Delhi.	Rs. 15,85,56,000.00	Rs. 13,47,73,000.00	Rs. 12,68,45,000.00

Hope the report is in order and would be sufficient to enable your good office to proceed further in the matter, issued without prejudice.

We hope forward for further cases of valuation.

Kindly acknowledge receipt of the same.

Thanking You!



4S Associates
State Bank of India, Panel Valuer,

Enclosed : Valuation report.

D-43 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA)EMAIL:
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Total no. of floors	B+G+4 storey Building	Floor on which the property is	Third floor	Approx. age of the property	14 years	Residual age of the property	53 /67 Years in Load Bearing	Type of structure - RCC
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5	Tenure / Occupancy Details					
	Status of Tenure	Tenant Occupied	No. of years of occupancy	2006	Relationship of tenant to owner	NA
6	Stage of construction					
	Stage of construction	Completed	If under construction, extent of completion			No

7	Violations if any observed							
	Nature and extent of violations				No			

8	Area Details of the Property							
	Land area	----	Super Built up area	----	Covered area	9467 Sq. Ft.	Undivided Area	9467 Sq. Ft. Remarks

9	Valuation							
	<p>i. Mention the value as per Government Approved Rates also: Rs.1,27,680.00 Per Sq. Mt. Flat Rate</p> <p>ii. 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.</p> <p>Justification – We have valued the property as per the prevailing rate in the market as well as the rates available on realty sites i.e. Magicbrick.com and 99acres.com. We are of the considered opinion that the market rates are in order.</p> <p>Summary of Valuation</p> <p>i. Present Fair Market Value: Rs.15,85,56,000.00</p> <p>ii. Present Realizable Value(15%): Rs.13,47,73,000.00</p> <p>iii. Present Forced/Distress Sale Value(20%): Rs.12,68,45,000.00</p>							

10	Assumptions / Remarks <ol style="list-style-type: none"> Qualifications in TIR/Mitigation suggested, if any: No Property is SARFAESI compliant : Yes Whether property belongs to social infrastructure like hospital, school, old age home etc.: No Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.: No Details of last two transactions in the locality/area to be provided, if available.: No recent sale records available. Any other aspect which has relevance on the value or marketability of the property: Good Location. 							
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REF. NO. 4S/NDLS/SBI/BV-513/17-17-163/2019

DATE:09/01/2020

11	Declaration	1. The property was inspected by Mr. Pandav Kumar Pushpam, Mob No. 6200651779 on Dt. 16/11/2019 2. The undersigned does not have any direct/indirect interest in the above property. 3. The information furnished herein is true and correct to the best of our knowledge. 4. We have submitted Valuation report directly to the Bank.	
12	Name, address & signature of Valuer with Wealth Tax Registration No.	4S Associates Address D-43 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) Signature of the Valuer	Date of Valuation 09/01/2020
13	Enclosures Documents & Photographs) Geo-stamping with date) etc.	Enclosed	

Sl No	BUILDING VALUATION		
1.	Category of locality	:	Commercial
2.	Land area / Plinth Area	:	9467 Sq. Ft.
4.	Flat Super area	:	9467 Sq. Ft.
5.	Use factor	:	-----
6.	Structure type	:	RCC
7.	Structure type factor (SFT)	:	RCC
8.	Year of construction	:	2006
9.	Age factor (Depreciation)	:	1.5% p.a.
10.	Minimum rate of land	:	-----
11.	Cost of construction	:	Third Floor 9467 sq ft X Rs. 1400 /-Per Sq.ft = Rs 1,32,53,800.00 Less: Depreciated 1.5% (14 years) = Rs.27,83,298.00 Cost of Construction = Rs.1,04,70,502.00

(APARTMENT FLAT)

Sl	Particulars	
1	Name of the Apartment	NBCC Plaza
2	The floor in which the Flat is situated	Third Floor
3	Door No. of Flat/Municipal No.	---
4	Specification of the Flat	Roof : RCC Flooring : Tile Doors & Windows: Teak Wood Fitting : Concealed Finishing : Yes



Unit D-43 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) EMAIL:

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5	Year of construction	2006
6	Number of floors/flats in the Block	3rd Floor
7	Type of structure	RCC
8	Appearances of the building	Normal
9	Electric Meter card in the name of/ Service connection No.	---
10	Sale deed executed in the name of	In the name of owner.
11	Undivided Area of land as per sale deed	---
12	The super built up area of the flat	9467 sq ft
13	Floor space (Index)	---
14	Carpet area of the flat	---
15	Is it Posh/1st class/Medium/Ordinary	Medium
16	Boundaries of site	As Per Document
17	Is it being used for residential or commercial	Commercial
18	How is the marketability	Normal
19	What are the factors favoring for an extra potential value	-----
20	Any negative factors are observed which effect the market value in general	No
21	Maintenance	Yes
22	Facilities available	
	a) Lift	Yes
	b) Water Supply	Yes
	c) Underground sewerage	Yes
	d) Car parking	Yes
	e) All round compound wall	Yes
	f) Pavement around the building	No

RATE

1	After analyzing the comparable sale instances what is the composite rate for a similar flat with same specifications in the adjoining locality	Varies from Rs.16,000.00 /- to Rs.18,000.00/-Per Sq. ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison	Rs.17,000/ Per Sq. ft
3	BREAK UP FOR THE RATE i) Building + Services ii) Land + Other	---
4	Depreciated building Rate Replacement cost of flat with service Age of building Life of the building estimated. Dep.1.5% assuming the salvage value as Depreciation value of the building	(Rs.17,000.00 X 9467 sq ft) =Rs.16,09,39,000.00 Rs.1,04,70,502.00 14 years 53 years Rs.27,83,298.00 Rs.15,81,55,702.00
5	Total composite rate arrived for valuation	---



B-2 Vign/Venand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) EMAIL:

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Depreciated Building Rate	
Rate for land and others	
Total composite Rate	

VALUATION DETAILS:

Sl. No.	Description	Quantity	Rate Per Sq ft	Replacement Cost	Dep.1.5% (14 yrs)From Cost of Construction	Estimate value in flat Rs.
	3rd floor	9467 sq ft	Rs.17,000.00	Rs.16,09,39,000.00	Rs.27,83,298.00	Rs.15,81,55,702.00
Extra Items (Interior work)						Rs.4,00,000.00
T O T A L						Rs.15,85,55,702.00
OR SAY						Rs.15,85.56,000.00
REALIZABLE (15%)						Rs.13,47,72,600.00
OR SAY						Rs.13,47.73,000.00
DISTRESS (20%)						Rs.12.68,44,800.00
OR SAY						Rs.12.68.45,000.00

ASSUMPTION

1. Assuming genuineness of the original title deed relating to this property is Correct.
2. Assuming the genuineness of data as provided by Branch Head, State Bank of India Overseas Branch 480486 Rajaji Salai,CHENNAI-600001, is correct.
3. Assuming the Flat is approved from the concern department.
4. Assuming identification of the right Property by identifier is correct
5. Assuming the Documents not produced for our verification are genuine.
6. Assuming Documents Collected by us are correct.



D-1 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) EMAIL:

4sval@gn.apl.com MOB-7008162533

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DECLARATION

1. This report is prepared on request of the Branch Head, State Bank of India, Overseas Branch 480486 Rajaji Salai, CHENNAI-600001
2. The Present Market Value of the above property in our considered opinion is Rs.15,85,56,000.00 if in free hold condition with all related documents in ok condition & without any legal dispute.
3. The Present Realizable Value in our considered opinion under Distress Sale will be Rs.12,68,45,000.00 if in free hold condition with all related document in ok condition & without any legal dispute.
4. The property was physically inspected by our representative Mr. Pandav Kumar Pushpam, Mob No. 6200651779 on Dt. 16 /11/2019 & there after.
5. We have verified Xerox Copy of Previous Valuation Report By Haripriya Associates On Dated:01.06.2017.
6. It is an opinion based on the available documents listed in the report submitted and based on the inspection and as identified By Mr. Sanjay (Mob No-9818185946) .
7. We were not produced with the following documents i.e.Electric Bill & other related documents.
8. Valuation is subject to variable opinion. The valuer or company is not liable for any claim or damage/ cost/consequence whatsoever.
9. We are neither the auditors to the owner of the property (ies) nor their firms associates nor we are the statutory auditors to the branch from which the loan is proposed to be availed / already availed.
10. The information furnished above is true to the best of our knowledge and belief;
11. This valuation is prepared without any prejudice or bias to any person or institution.
12. The above valuation is valid only when documents shown & mentioned herein are genuine.
13. The legal aspects are not verified & considered in this valuation.
14. The value of **Office** taken into account by making due enquiries in the locality and ascertaining the sales value of the properties in the Locality.
15. Any addition / Alterations made to the property after the date of valuation shall not fall under the scope of this report.
16. The value will vary with change in purpose, date, Legal complication if any, location change, etc.,
17. If this property is offered as Co-lateral security, the concern Financial Institution is requested to verify the extent and locality of the property with the latest legal opinion report.
18. The bank may kindly satisfy itself about the genuines of the original title deed relating to this property and also about the true identity of the person claiming to be the owner of the property.
19. If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of Rs.10,000/- (Rupees Ten Thousand only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.
20. This report will be utilized for above branch, bank and purpose, if utilized for other than this purpose,branch and bank, the undersigned is not at all responsible for any reason.
21. We have no direct or indirect interest in the property valued.
22. This report is prepared basing on available documents and discussions made with the Branch Head, State Bank of India, Overseas Branch 480486 Rajaji Salai,CHENNAI-600001
23. If our appearance is required, we will be pleased to appear & give the necessary clarification, provided the fees for each appearance (including traveling , per diem and out of pocket expense) is pre determined in writing the acceptance of the assignment under reference.
24. For proper identification it should done through Revenue department.
25. After a deep local survey and market inquiry and a discussion made with nearest property dealer Anuj Bhandari Mob No- 8178958604 Inquiry we have assessed the Value.

Pandav pushpam
Site Visitor
Mr. Pandav Kumar Pushpam

Er. Bidyadhara Panda
Er. Bidyadhara Panda
Regd. Approved Valuer
F-CAT-1-F-1739

Approved Valuer

Place: Delhi
Date: 09/01/2020

Banker's Appraisal

The Undersigned have inspected the property detailed in the Valuation Report dated on I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. by the approved valuer is realistic.

Date:-

Branch Manager/ Officer-in-charge
of Advance Department

D-43 Dayanand Block, Shakarpur Near Jain Mandir Delhi- 11009, (INDIA) EMAIL:
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होज़ खास

होज़ खास
फॉरेस्ट

ग्रंटर
कैलाश

Daya
Market
सर्वोदय
बाजार

SARAI
सराय

SAKET
साकेत

City Forest
सिटी
फॉरेस्ट

Garden
e Senses
गार्डन
फाईव
सेंसेस

Dr. Sunder Lal
Memorial Hospital
डॉ सुंदर लाल
मेमोरियल...

Virat Ciner

Mehraul

Google

SANGA



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28.521864, 77.223661 · 1 hr 9 min



Directions



Start



Save



