

HARIPRIYA ASSOCIATES

REGD. VALUER, SURVEYOR & LOSS ASSESSOR, ENGINEERING CONSULTANTS
REF. NO.HA/NDLS/SBI-545 (17/17/17)/2019 DATE:23/01/2020



To,

The Chief Manager
State Bank of India
Overseas Branch 480486
Rajaji Salai, Chennai 600001

Ref: - Reference to your telephonic discussion by on dated: 01.11.2019

Sub: - Submission of valuation report against the immovable Property Office 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 3rd Floor, NBCC Plaza, Sector-V, Pushp Vihar, New Delhi.

Best Wishes!

Thank you very much for utilizing our service again 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.	Distress Sale Value in Rs.
Submission of valuation report against the immovable Property Office 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 3rd Floor, NBCC Plaza, Sector-V, Pushp Vihar, New Delhi.	Rs.16,30,90,000.00	Rs.13,04,72,000.00

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!

Yours Truly



For Haripriya Associates

Encl:-Valuation Report.

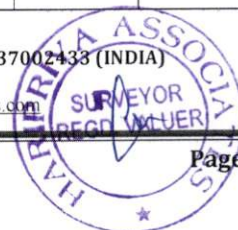


**STATE BANK OF INDIA
OVERSEAS BRANCH 480486 RAJAJI SALAI
CHENNAI 600001**

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 situated at 3 rd Floor, NBCC Plaza, Sector-V, Pushp Vihar, New Delhi							
Nearby Landmark/ Google Map Independent access to the property		Kendriya Vidyalaya Pushp Vihar Latitude : 28°31'18.7" N Longitude : 77°13'24.58.7" E							
3 Document Details									
Layout Plan		Not Produced	Name of Approving		Not Produced		Approval No.		NA
Building Plan		Not Produced	Not Produced		Not Produced		Approval No.		
Construction Permission		Not Produced	Not Produced		Not Produced		Approval No.		
Legal Documents		Not Produced	Xerox Copy of Previous Valuation Report By Haripriya Associates On Dated:01.06.2017.						
4 Physical Details									
Adjoining Properties (As Per Previous valuation)		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 Office



HARIPRIYA ASSOCIATES

REGD. VALUER, SURVEYOR & LOSS ASSESSOR, ENGINEERING CONSULTANTS
REF. NO.HA/NDLS/SBI-545 (17/17/17)/2019 DATE:23/01/2020



No. of rooms	Shop	-----	Bed Rooms	-----	Toilets	2	Kitchen	-----
Total no. of floors	B+G+4 storey Building	Floor on which the property is located	3 rd Floor	Approx. age of the property	14 years	Residual age of the property	53/67 Years in RCC	Type of structure – RCC Framed

5 Tenure / Occupancy Details						
Status of Tenure	Owner Occupied	No. of years of occupancy	Since 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	In absence of Approved Plan, can not be commented.

8 Area Details of the Property								
Site area	9467.00 Sq. ft.	Plinth area	9467.00 Sq. ft.	Carpet area	8520.03 sq.ft	Saleable area	9467.00 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>Summary of Valuation</p> <p>i. Present Fair Market Value: Rs.16,30,90,000.00</p> <p>ii. Present Realizable Value(15%): Rs.13,86,26,000.00</p> <p>iii. Present Forced/Distress Sale Value(20%): Rs.13,04,72,000.00</p>	



Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha, Mob:- 08467992433. 09437002433 (INDIA) ★
BRANCH OFFICE AT : Bhubaneswar , Kolkata, Raipur, Hyderabad, Tata.
E-mail:hapl2433@gmail.com, subashsabat@gmail.com, Website: www.haripriyaassociates.com

HARIPRIYA ASSOCIATES

REGD. VALUER, SURVEYOR & LOSS ASSESSOR, ENGINEERING CONSULTANTS

REF. NO.HA/NDLS/SBI-545 (17/17/17)/2019

DATE:23/01/2020



10	Assumptions / Remarks	1. Qualifications in TIR/Mitigation suggested, if any: No 2. Property is SARFAESI compliant : Yes 3. Whether property belongs to social infrastructure like hospital, school, old age home etc.: No 4. Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.: No 5. Details of last two transactions in the locality/area to be provided, if available.: No recent sale records available. 6. Any other aspect which has relevance on the value or marketability of the property: Good Location.
11	Declaration	1. The Property Was Inspected By Mr. Suwendu Dash (8750722433) on Dated-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.	<div>Haripriya Associates Address- Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha , Mob:- 08467992433. 09437002433 (INDIA)</div> <div>Date Of Valuation :23/01/2020</div> <div>Signature Of The Valuer</div>
13	Enclosures Documents & Photographs) Geo-stamping with date) etc.	Enclosed

Sl No	BUILDING VALUATION	
1.	Category of locality	: High
2.	Land area	: ---
4.	Flat Super area	: 3 rd Floor- 9467 Sq. Ft.
5.	Use factor	: -----
6.	Structure type	: RCC
7.	Structure type factor (SFT)	: RCC
8.	Year of construction	: Since 2006
9.	Age factor (Depreciation)	: 1.5% p.a.
10.	Minimum rate of land	: -----
11.	Cost of construction	: Ground Floor 9467 Sqft X Rs.1,500/-Per Sqft = Rs.1,42,00,500.00 Less:Depreciated 1.5% 14 Years) = Rs.29,82,105.00 Cost of Construction = Rs.1,12,18,395.00



Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar , Kolkata, Raipur, Hyderabad, Tata.

E-mail:hapl2433@gmail.com, subashsabat@gmail.com, Website: www.haripriyaassociates.com

HARIPRIYA ASSOCIATES

REGD. VALUER, SURVEYOR & LOSS ASSESSOR, ENGINEERING CONSULTANTS

REF. NO.HA/NDLS/SBI-545 (17/17/17)/2019

DATE:23/01/2020



(APARTMENT FLAT)

Sl	Particulars	
1	Name of the Apartment	NBCC Plaza
2	The floor in which the Flat is situated	3 rd Floor
3	Door No. of Flat/Municipal No.	----
4	Specification of the Flat Roof : Flooring : Doors & Windows: Fitting : Finishing :	AC Sheet Tile Wooden Superior Yes
5	Year of construction	2006
6	Number of floors/flats in the Block	3 rd Floor
7	Type of structure	RCC (Column Structure)
8	Appearances of the building	Normal
9	Electric Meter card in the name of/ Service connection No.	Not Produced
10	Sale deed executed in the name of	NA
11	Undivided Area of land as per sale deed	...
12	The super built up area of the flat	3 rd Floor- 9467 Sq. Ft.
13	Floor space (Index)	---
14	Carpet area of the flat	8520.03 sq.ft
15	Is it Posh/Ist 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	Yes
	a) Lift	Yes
	b) Water Supply	Yes
	c) Underground sewerage	No
	d) Car parking	Yes
	e) All round compound wall	Yes
	f) Pavement around the building	Yes

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.15,000.00/- to Rs.20,000.00/- 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	Third Floor- Rs.17,500/- Sq. Ft.
3	BREAK UP FOR THE RATE i) Building + Services	...



Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar , Kolkata, Raipur, Hyderabad, Tata.

E-mail:hapi2433@gmail.com, subashsabat@gmail.com, Website: www.haripriyaassociates.com

HARIPRIYA ASSOCIATES

REGD. VALUER, SURVEYOR & LOSS ASSESSOR, ENGINEERING CONSULTANTS

REF. NO.HA/NDLS/SBI-545 (17/17/17)/2019

DATE:23/01/2020



	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	3 rd Floor-(Rs.17,500.00 X 9467 Sq. ft.) =Rs.16,56,72,500.00 Rs.1,12,18,395.00 14 years 53 Years Rs.29,82,105.00 Rs.16,26,90,395.00
5	Total composite rate arrived for valuation 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% (45 yrs)From Cost of Construction	Estimate value in flat Rs.
1	3 rd Floor	9467 Sq. ft.	Rs.17,500.00	Rs.16,56,72,500.00	Rs.29,82,105.00	Rs.16,26,90,395.00
Extra Items (Interior work)						Rs.4,00,000.00
T O T A L						Rs.16,30,90,395.00
OR SAY						Rs.16,30,90,000.00
REALIZABLE (15%)						Rs.13,86,26,500.00
OR SAY						Rs.13,86,26,000.00
DISTRESS (20%)						Rs.13,04,72,000.00
OR SAY						Rs.13,04,72,000.00
Insurance						Rs.1,12,18,395.00

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 Us Verification Are Genuine.
6. Assuming Documents Collected By Us Are Correct.



Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar , Kolkata, Raipur, Hyderabad, Tata.

E-mail:hapl2433@gmail.com, subashabat@gmail.com, Website: www.haripriyaassociates.com



DECLARATION

1. This report is prepared on request of the Asst. General Manager, State Bank of India, State Bank of India Overseas Branch 480486 Rajaji Salai, Chennai 600001
2. It is hereby certified that the present market value of the above property in our consider opinion is Rs.16,30,90,000.00 if in good maintain free hold condition-with all related document in ok condition & without any legal dispute.
3. The realizable estimated value in our consider opinion under distress sale will be Rs.13,04,72,000.00
4. The property was physically inspected by our representative Mr. Suvendu Dash (8750722433) on Dated-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 document listed in the report submitted and based on the inspection and at the time of the visit identified by Mr. Sanjay Mob(9818185946)
7. Valuation is subject to variable opinion. The valuer or company is not liable for any claim or damage/cost/consequence whatsoever.
8. We are neither the auditors to the owner of the property (les) and their firms associates nor are we the statutory auditors to the branch from which the loan is proposed to be availed / already availed.
9. The information furnished above is true to the best of our knowledge and belief;
10. This valuation is prepared without any prejudice or bias to any person or institution.
11. The above valuation is valid only when documents shown & mentioned here in are genuine.
12. The legal aspects are not verified & considered in this valuation.
13. The value of **office** is taken into account by making due enquiries in the locality and ascertaining the sales value of the properties in the Locality.
14. Any addition / Alterations made to the property after the date of valuation shall not fall under the scope of this report.
15. The value will vary with change in purpose, date, Legal complication if any, location change, etc.,
16. 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.
17. The bank may kindly satisfy itself about the genuineness 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.
18. 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 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.
19. 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.
20. The property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.
21. This report is prepared basing on available documents and discussions made with Asst. General Manager, Overseas Branch 480486 Rajaji Salai, Chennai 600001
22. 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.
23. After a deep local survey, inquiry and discussion with nearest Property Dealer Local enquiry the value has been determined.
24. For proper identification it should be done through Revenue department.

Place: Delhi
Date:23.01.2020

Suvendu Dash
Site Visit
Mr. Suvendu Dash

Er. Lokesh Ku. Nayak
Tax No - 2/2003-04
F : 25583
For Haripriya Associates
Approved Valuer

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
Office Space-206, 2nd Floor, Utkal Signature, Pahal, Bhubaneswar-752101, Odisha, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar, Kolkata, Raipur, Hyderabad, Tata.
E-mail:hapl2433@gmail.com, subashsabat@gmail.com, Website: www.haripriyaassociates.com

2:03 PM

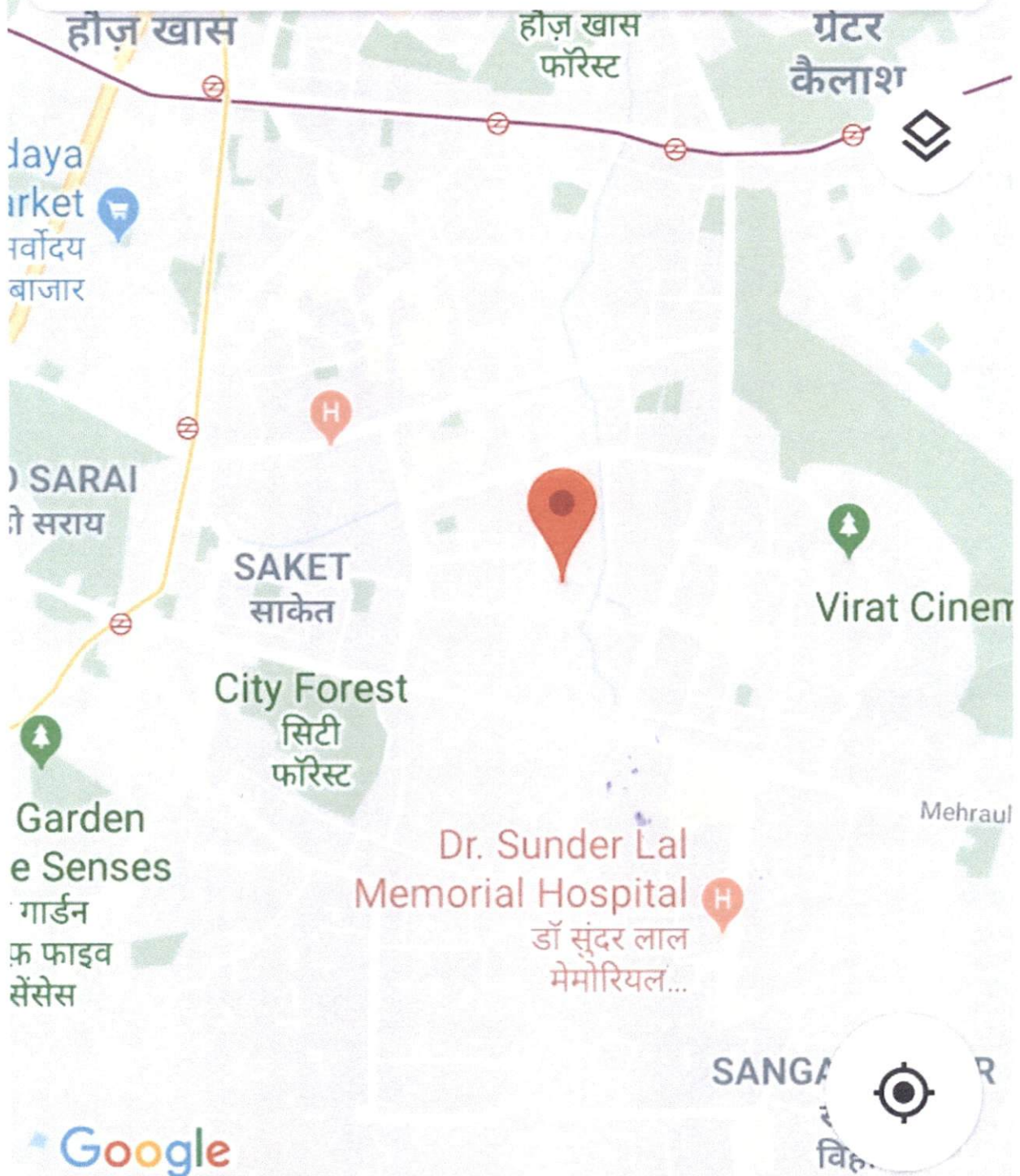
... 1.3KB/s

4G

90



(28.521864,77.22...



28°31'18.7"N 77°13'25.2"E

28.521864, 77.223661 · 1 hr 9 min



Directions



Start



Save



38:75 22

1970-1971

3-07

III

7-8

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07

1970-1971

3-07



1970-1971

3-07

1970-1971

3-07

1970-1971

