

Valuation Report of

Commercial Free Hold Multi-Storeyed Building Shop no. DSM-057, Ground Floor,
(including covered Car Parking Space No. PB2134) situated in "DLF Towers", Shivaji
Marg, Najafgarh, Road, New Delhi-110060

Name of the Owner(s) :-

Mr. Jeet Asija S/o Late Sh. Ramlal Asija & Mr. Gaurav Dhingra S/o Sh. R.C. Dhingra
R/o- R-768, Near Rajendra Nagar, New Delhi-110060.

State Bank of India

SME, Okhla

New Delhi



Prepared By:-

AJAY KUMAR SHARMA (B.E.)
(CHARTERED ENGINEER & APPROVED VALUER)

On Panel : State Bank Of India, Punjab National Bank, Indian Bank, Canara Bank, Sarv Haryana Gramin Bank, Can Fin
Homes, GIC Housing, Shubham Housing, Tourism Finance Corporation Of India.

AJAY KUMAR SHARMA (B.E.)

(GOVT. APPROVED VALUER & SURVEYOR)

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GST. No- 07ACCP59635H2Z7

Fellow Membership (I.I.V): F1179

Reg. Under Wealth Tax: CAT-1/1/697/201/2018-19

IBBI Registered Valuer

On Panel : State Bank Of India, Punjab National Bank, Indian Bank, Canara Bank, Sarv Haryana Gramin Bank, Can Fin Homes, GIC Housing, Shubham Housing, Tourism Finance Corporation Of India.

Report Ref. No- AKS/SBI/SME/Okhla/March/20-21/335

Date: 11.03.2021

Bank: State Bank of India

Branch: SME, Okhla, New Delhi

VALUATION REPORT FOR IMMOVABLE PROPERTIES

A.	GENERAL	
1.1	Purpose for which the valuation is made	To Assess The Fair Market Value of the Property For Bank Purposes.
2.	a) Date of inspection	10.03.2021
	b) Date on which the valuation is made	11.03.2021
3.	List of documents produced for perusal	Copy of Previous Valuation Report
4.	Name of the owner(s) and his/their address(s) with phone number (details of share of each owner in case of joint ownership)	Mr. Jeet Asija S/o Late Sh. Ramlal Asija & Mr. Gaurav Dhingra S/o Sh. R.C. Dhingra R/o- R-768, Near Rajendra Nagar, New Delhi-110060.
5.	Brief description of the property (including leasehold/freehold)	
	Commercial Free hold (3B+G+7) Multi storied building having Area Ground Floor 64.898 sq.mt. or 699 sq.ft. (approx.)	
	The subject property is (3B+G+7) Storied Building Property was occupied by the Tenant at the time of site visit (Photographs Attached)	
	Landmark.: Opposite SBI SME Bank Branch- Najafgarh Road, New Delhi	



6.	Location of the property		
	a) Plot No. /Survey No.	Shop No. DSM-057	
	b) Door No.	Ground Floor	
	c) T.S No./village	DLF Towers	
	d) Ward/Taluka	Shivaji Marg, Najafgarh, New Delhi	
	e) Mandal District	New Delhi	
	f) Date of issue and validity of layout of approved map/plan	The property is Multi Storied Building hence separate map not Required.	
	g) Approved map/plan issuing authority	Delhi Development Authority	
	h) Whether genuineness or authenticity of approved map/plan is verified	The property is Multi Storied Building hence separate map not Required.	
	i) Any other comments by our empanelled valuers on authentic of approved plan	N/A	
7.	Postal Address of the property		
	Commercial Free Hold Multi -Storied Building Shop no. DSM-057, Ground Floor, (including covered Car Parking Space No. PB2134) situated in "DLF Towers", Shivaji Marg, Najafgarh, Road, New Delhi-110060		
8.	City/Town	New Delhi	
	Residential Area	No	
	Commercial Area	Yes	
	Industrial Area	No	
9.	Classification of the area		
	a) High/Middle/Poor	Middle	
	b) Urban/Semi Urban/Rural	Urban	
10.	Coming Under Corporation Limit/ Village Panchayat/ Municipality	MCD	
11.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	MCD	
12.	Boundaries of the property		
		As Per Deed	As Per Actual
	North	N.A.	Other Unit
	South	N.A.	Entrance/Staircase
	West	N.A.	Shop No. 56
	East	N.A.	Shop No. 58
13.	Dimension of site		
		As Per Deed	As Per Actual
	North	N.A.	N.A.
	South	N.A.	N.A.
	East	N.A.	N.A.
	West	N.A.	N.A.
14.	Extent of the site	Shop Area (G. Floor) 64.898 sq.mt. or 699 sq.ft.	
15.	Latitude, Longitude and Coordinates of the site	Latitude	Longitude
		28.664376	77.156459


AJAY KUMAR SHARMA
 M. No.
 CAT-1/697/201/
 2018-19



16.	Extent of the site considered for valuation (least of 13 A & 13 B)	Copy of Previous Valuation Report
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Tenant
B.	APARTMENT BUILDING	
1.	Nature of the Apartment	Commercial
2.	Location	
	T.S No.	Shop No. DSM-057
	Block No.	Ground Floor
	Ward No.	DLF Towers
	Village/Municipality/Corporation	Shivaji Marg, Najafgarh, New Delhi
	Door No., Street or Road (Pin code)	-
3.	Description of the locality residential/Commercial/Mixed	Commercial
4.	Year of Construction	2012 (approx.)
5.	Numbers of Floors	3 B+G+7 storied building
6.	Type of structure	Load bearing wall with RCC Component
7.	Number of Dwelling units in the building	As per site
8.	Quality of construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	a) Facilities Available	
	b) Lift	No
	c) Protected water supply	Yes
	d) Underground sewerage	Yes
	e) Car parking – Open/ Covered	Yes
	f) Does compound wall exist?	Yes
	g) Is pavement laid around the building?	Yes
C.	FLAT	
1.	The floor on which the flat is situated	Ground Floor
2.	Door No. of the flat	Shop No. DSM-057
3.	Specification of the flat	
	Roof	RCC Roofing
	Flooring	Mosaic
	Doors	Steel/wooden/glazed doors
	Windows	Medium
	Fittings	Medium
	Finishing	Paint over cement plaster
4.	House Tax	Details available with Owner
	Assessment No.	NA
	Tax paid in the name of	NA
	Tax amount	NA



5.	Electricity service connection no.	Details available with owner
	Meter card is the name of	N.A.
6.	How is the maintenance of the flat?	Good
7.	Sale Deed executed in the name of	Mr. Jeet Asija S/o Late Sh. Ramlal Asija & Mr. Gaurav Dhingra S/o Sh. R.C. Dhingra R/o- R-768, Near Rajendra Nagar, New Delhi-110060.
8.	What is the undivided area of the land as per Sale Deed?	N.A.
9.	What is the plinth area of the flat?	Shop Area (G. Floor) 64.898 sq.mt. or 699 sq.ft.
10.	What is the floor space index (app.)	N.A.
11.	What is the carpet area of the flat?	NA
12.	Is it Posh/First class/ Medium/ordinary?	Medium
13.	Is it being used for residential or commercial purpose?	For Commercial Purpose
14.	It is owner occupied or let out?	Vacant
15.	If rented, what is the monthly rent?	Rs.40,000/- to Rs.45,000/- per month

D. MARKETABILITY		
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra potential value?	Location
3.	Any negative factors are observed which affect the market value in general?	N/A

E. RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality (Along with details/reference of at least two deals/transactions with respect to adjacent properties in the areas)	Valuation of property has been done on the basis of composite method. Prevailing market rate in this area is ranging from Rs.15,300/- to Rs.15,700/- per sq. ft. Thus, taking the average rate of Rs.15,500/- per sq. ft. for the purpose of valuation. (99 acres attached for references)
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 (give details)	Rs.15,500 per sq. ft.
3.	Break up for the rate	
	i) Building + Services	1,100/- sq. ft.
	ii) Land + Others	Rs.15,500 per sq.ft. (Composite Rate)



	4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed) Rs.80,640/- per sq.mt. x1.25 = Rs.1,00,800/- x 64.898 sq.mt. = Rs.65,41,718/-		
F.	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
	1.	Depreciated building rate	Rs.1,100/- sq.ft.	
		Replacement cost of flat with services(E.3.i)		
		Area = 699 sq.ft. x Rs.1100/- Replacement Cost of the flat = Rs.1100 sq.ft. X 699 per sq. ft. = Rs. 7,68,900.00		
		Age of the building	09 years (approx.)	
		Life of the building estimated	51 years (approx.)	
		Depreciation percentage assuming the salvage value as 10%	Approx. 50-55 years subject to proper and timely maintenance.	
		Depreciated ratio of the building	1.50% per annum with SLM	
	2	Total composite rate arrived for valuation		
		Depreciated building rate (F.1)	Rs. 1,100.00 Per Sq. Ft.	
		Rate for land and other (E.3.ii)	NIL	
		Total Composite rate	Rs.15,500 per sq. ft.	
Details of Valuation				
Sr. No.	Description	Quantity	Rate per(Rs.)	Value (Rs.)
1.	Present Value of the flat (Inc. car parking, if provided)	699 sq.ft.	15,500 Per sq. ft.	Rs.1,08,34,500.00
2.	Wardrobes		N/A	
3.	Showcases		N/A	
4.	Kitchen Arrangements		N/A	
5.	Superfine Finish		N/A	
6.	Interior Decorations		N/A	
7.	Electricity deposits/electrical fittings etc.		N/A	
8.	Extra Collapsible gates/grill works etc.		N/A	
9.	Potential Value, if any		N/A	
10.	Others		N/A	
	Total			Rs.1,08,34,500.00
	Say....			Rs.1,08,34,500.00

Market value is driven by current market scenario & guidelines. Value provided in state govt. notifications is for registration of properties for paying stamp duty.


- Salability = Average
- Likely rental value after completion = Rs.40,000/- to Rs.45,000/-
- Any likely income = Same as rental value
- The residual age of the property is 51 Year.
- The Flat Super Area & Coved. Area is adopted from Copy of Previous Valuation Report
- The local dealer of the contact no. 9654456888



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 as under

1.	Circle Value of the Property	Rs. 65,41,718.00 (Rupees Sixty Five Lacs Forty One thousand Seven hundred Eighteen Only)
2.	Market Value of Property	Rs. 1,08,34,500.00 (Rupees One Crore Eight Lacs Thirty Four thousand Five hundred Only)
3.	Realizable value (90%)	Rs. 97,51,050.00 (Rupees Ninety Seven Lacs Fifty one thousand Fifty Only)
4.	Distress Value of the property (75%)	Rs. 81,25,875.00 (Rupees Eighty one Lacs Twenty five thousand eight hundred Seventy Five Only)
5.	Construction value of the Property (Insurance Value) Say...	Rs. 7,68,900.00 (Rupees Seven Lacs Sixty Eight thousand nine hundred Only)
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.		Market value is calculated by current market situation, location and various other factors. However the circle rate i.e. the value given by state govt. notification is for paying stamp duty while registration of property.

Place: New Delhi
Date: 11/03/2021


AJAY KUMAR SHARMA
M. No. CAT-1/697/201/2018-19
Signature Approved Valuer

It is certified that the value given in the valuation report dated 11/03/2021 by the Bank's approved valuer Mr. Ajay Kumar Sharma is fair and reasonable as per discreet and independent enquiries made during our visit dated 10/03/2021

Office/Manager

Branch in charge

Name

Name

Date

Date

Enclosures: Declaration from the valuer in format E (Annexure E)

Model code of conduct for valuer (Annexure F)

Google map location.

99 acres references

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 11.03.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on 10.03.2021 the work is not subcontracted to any valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the handbook on Policy, standards and procedure for Real Estates Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for the valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to the "Standards" as enshrined for the valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of conduct for empanelment of Valuer in the bank (Annexure F-A signed copy of same to be taken and kept along with this declaration) I am registered under Section 34AB of the Wealth Tax Act, 1957.
 - a. I am the proprietor/partner/authorized official of the firm/company/ who is competent to sign this valuation report.
 - b. Further I hereby provide the following information/

Place: New Delhi
Date 11.03.2021


AJAY KUMAR SHARMA

MODEL CODE OF CONDUCT FOR VALUERS
(Adopted in line with companies (Registered Valuers and Valuation Rules, 2017))

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

- **Integrity and Fairness**
 1. A valuer shall in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealing with his/its clients and other valuers.
 2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
 3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
 4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
 5. A valuer shall keep public interest foremost while delivering his services.
- **Professional Competence and Due Care**
 6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
 7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
 8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice prevailing regulations/guidelines and techniques.
 9. In the preparation of the valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
 10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with requirements of integrity, objectivity and independence.
 11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have separate arrangement with other valuers.
- **Independence and Disclosure of interest**
 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
 13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

- **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

- **Information Management**

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for the inspection and investigations carried out by the authority any person authorized by the authority, the registered valuers organization with which he/it registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority the tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

- **Gifts and hospitality**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation- For the purpose of this code the term "relative" shall have the same meaning defined in clause(77) of section 2 of the Companies Act,2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself or to obtain or retain an advantage in the conduct of profession for himself/itself.



Remuneration and Costs

27. A valuer shall provide service for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering services.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it unlikely to be able to devote adequate time to each of his/its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 11.03.2021

Place: New Delhi



AJAY KUMAR SHARMA

99 ACRE & MAGICBRICK

Commercial Free Hold Multi -Storeyed Building Shop no. DSM-057, Ground Floor, (including covered Car Parking Space No. PB2134) situated in "DLF Towers", Shivaji Marg, Najafgarh, Road, New Delhi-110060

MAGICBRICKS EXCLUSIVE



₹ 2 Cr
₹ 17346 per sqft

Office Space for Sale in DLF Capital Greens, Shivaji Marg West Society: DLF Capital Greens

Super Area 1153 sqft

Floor Ground out of 7

Ready to Move

Furnished

Cabins 2 | Seats 20

Dry Pantry/Cafeteria

✓ Metro/Railway: Within 0.5 Km

Commercial office space for sale on Shivaji marg, DLF Towers mai... [read more](#)

Contact Owner

Get Phone No.

Owner
AMAR GUPTA

Posted: Feb 11, 21



Photo not available
Request Photos

Bare shell Office Space for sale in Moti Nagar
DLF Towers

₹ 1.62 Cr 900 sq.ft.

₹ 18,000 per sq.ft. 104 sq.m Super built-up Area

The office is green facing with ample natural lighting & no pillars in ... [more](#)

RESALE BARE SHELL

Posted on 20th Jan, 2021 by Owner
Rahul Kapur

View Phone Number

Contact Owner

GOOGLE MAP LOCATION

28°39'51.8"N 77°09'23.3"E
28.664376, 77.156459

Directions Save Nearby Send to your phone Share

Tulsi Ram Bhavan, Najafgarh Rd, House
Complex Market, Karampura Industrial Area,
Karam Pura, New Delhi, Delhi 110015

M574+QH Delhi

Add a missing place

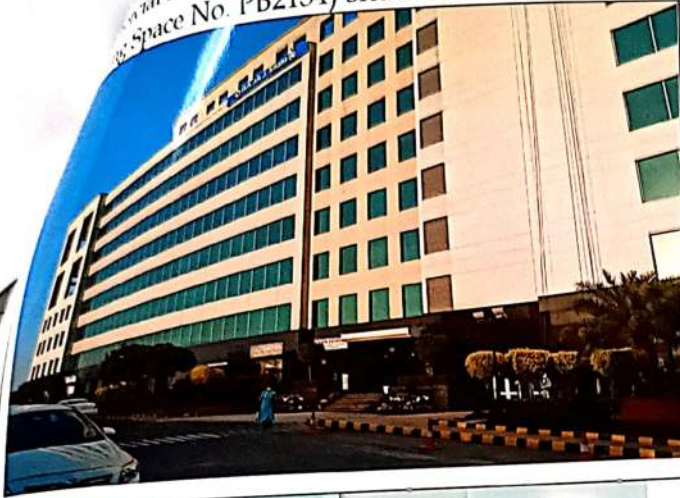
Add your business

Add a label



SITE PHOTOGRAPH

Free Hold Multi -Storied Building Shop no. DSM-057, Ground Floor, (including covered Car Space No. PB2134) situated in "DLF Towers", Shivaji Marg, Najafgarh, Road, New Delhi-110060



Date: 11.03.2021
Place : New Delhi

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