

## **Er. Ratan Dev Garg.**

BE- Civil (Gold Medalist) MIE, FIV, IBBI.  
Chartered Engineer -M 1582989 & Govt Registered Valuer.  
Institution of Valuers Regd. No. - F18600  
IBBI Regd.No - IBBI/RV/02/2019/1083  
Registration with CBDT under Wealth Tax Act 34AB  
1957, No.- 2013-14/34AB/6519 Dt. 31/01/2014  
Deals in :- Consultant Engineer, Capital Gain, Visa Purpose  
& Panel valuer on various Bank's  
Regd. Office-223, Sector-9A, Gurugram-122001 (Haryana)  
Branch office-H.No.1 Gau Shala Mandi, G.T Road, Panipat-132103.



### **VALUATION REPORT**

**OF**

### **IMMOVABLE PROPERTY**

**AT**

**Property Bearing Plot No- 51, known as E -51 ( Right side Portion), Out of Khasra No- 231 Min,  
Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi  
Road, Hauz Khas, Mehrauli, New Delhi**

**Owner**

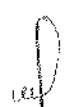
**M/s Bhartiya International Ltd.**

#### **Purpose**

**Fair market value for  
SBI- M.G Road Gurugram**

TO,

ANNEXURE A

  
**Er. Ratan Dev Garg**  
Chartered Engineer &  
Govt. Approved Valuer  
M.-9654612732  
223/9A, Gurgaon

**ER. RATAN DEV GARG****Govt. Approved Valuer**

Branch head

State Bank of India

Branch- M.G Road, Gurugram

**Summary of Valuation Report**

S.No.	Particulars	Details/information
1	Name of the Branch	SBI- M.G Road, Gurugram
2	Name of the Borrower	M/s Bhartiya International Ltd.
3	Name of the Valuer	Er. Ratan Dev Garg
4	Date of visit by Valuer	15.09.2020
5	Name of the Bank official accompanied/visited with valuer	-----
6	Description of property/properties	Property Bearing Plot No- 51, known as E-51 ( Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi
a)	Name of the owner	M/s Bhartiya International Ltd.
b)	Extent of the area (in acres/hectares/sqm/sq ft)	200 syd
c)	Survey No./Gut No. /CST No./H.No	--
d)	Type of land Leasehold /freehold/Govt grant etc	Mortgage with Bank
e)	Nature of property Residential /commercial / offices / industrial/ agricultural	Mixed
f)	In possession of /occupancy Self occupied/rented out	Owner occupied
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Urban
h)	Boundaries Identified /identifiable /not identifiable (Details in the main report)	See point no 13
i)	Market value of the property	Rs. 334.37 Lakh
j)	Realizable value of the property	Rs.284.21Lakh
k)	Distress value of the property	Rs 267.49 Lakh
l)	Value of the property as per Govt Circle rate 167.28 m2 @ Rs 46200/m2 + Construction = Rs 77.28 Lakh + Rs 84.37 Lakh	Rs 161.65 lakh
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guidelines value provided in the State Govt. notification or income tax Gazette justification on variation has to be given	Variation in the market rates & circle rates is more than 20% because of demand of property in area of Sultanpur, New Mangla Puri, which is close Sultanpur and mehrauli metro Station.
	Details of last 2 transactions in the locality / area to be provided, available.	As sale transactions in the locality are not available, so we are providing copies of the property portal 99acres.com in the particular area.

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**VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**  
(To be filled in by the Approved Valuer)

<b>1.</b>	<b>GENERAL</b>		
1.	Purpose for which the valuation is made		Fair market value for State Bank of India, Branch- M.G Road, Gurugram
2.	a)	Date of inspection	: 15.09.2020
	b)	Date on which the valuation is made	: 15.09.2020
3.	List of documents produced for perusal		
	i) Old Valuation Report		
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)		: M/s Bhartiya International Ltd. Co-Ownership
5.	Brief description of the property (Including leasehold/freehold etc)		: Property Bearing Plot No- 51, known as E - 51( Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi
6.	Location of property		
	a)	Plot No. / Survey No.	: Property Bearing Plot No- 51, known as E - 51( Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi
	b)	Door No.	: --
	c)	Ward / Taluka	: Village- Sultanpur, Abadi New Mangla Nagar
	d)	Mandal / District	: New Delhi
7.	Postal address of the property		Property Bearing Plot No- 51, known as E - 51( Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi
8.	City / Town		: New Delhi
	Residential Area		: Yes
	Commercial Area		: Yes
	Industrial Area		: ---
9.	Classification of the area		
	i)	High / Middle / Poor	: Middle
	ii)	Urban / Semi Urban / Rural	: Semi 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		: NO
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		: No
13.	Boundaries of the property		: Actual As per Deed
	North		: Road Not Mentioned

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	South	:	Service Road	Not Mentioned
	East	:	Property No 52	Not Mentioned
	West	:	Property No 50	Not Mentioned
14.1	Dimensions of the site	:	Actual	As per Deed
	North	:	---	---
	South	:	---	---
	East	:	---	---
	West	:	---	---
14.2	Latitude, Longitude and Coordinates of the site	:	Lat- 28.500177 Long- 77.169740	
15	Extent of the site	:	200 syd	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	-Do-	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner	
<b>II.</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		Mixed	
2.	Development of surrounding areas		Fully Developed i.e Road, Sewer, Market etc	
3.	Possibility of frequent flooding / sub-merging		Flood Details data not provided	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		1KM-2KM	
5.	Level of land with topographical conditions		Leveled	
6.	Shape of land		Irregular	
7.	Type of use to which it can be put		Commercial & Residential	
8.	Any usage restriction		No	
9.	Is plot in town planning approved layout?		Yes	
10.	Corner plot or Intermittent plot?		Corner	
11.	Road facilities		Yes	
12.	Type of road available at present		Paved Road	
13.	Width of road - is it below 20 ft. or more than 20 ft.		More than 20Ft	
14.	Is it a land - locked land?		No	
15.	Water potentiality		Yes	
16.	Underground sewerage system		Yes	
17.	Is power supply available at the site?		Yes	
18.	Advantage of the site			
	1. It is well developed area			
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):- No			
<b>Part - A (Valuation of land)</b>			200 syd	
1.	Size of plot		200 syd	
	North & South			
	East & West			
2.	Total extent of the plot		200 syd	
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Not available Present market rate varies from = Rs 1.25 Lakh/- to Rs. 1.30 Lakh- per Syd	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Circle Rate-46200/m2	
5.	Assessed / adopted rate of valuation		Rs 1.25 Lakh/syd	

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6.	Estimated value of land	200 syd@ Rs 1.25 Lakh/ syd= Rs 250.00 lakh
<b>Part - B (Valuation of Building)</b>		
1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Commercial
b)	Type of construction (Load bearing / RCC / Steel Framed)	Load Bearing
c)	Year of construction	2000
d)	Number of floors and height of each floor including basement, if	B+ GF+ FF+ SF + FF
e)	Plinth area floor-wise	B+ GF+ FF+ SF + FF =6750 Sft
f)	Condition of the building	
i)	Exterior - Excellent, Good, Normal, Poor	Normal
ii)	Inferior - Excellent, Good, Normal, Poor	Normal
g)	Date of issue and validity of layout of approved map / plan	With Bank
h)	Approved map / plan issuing authority	Not Available
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	No

**Specifications of construction (floor-wise) in respect of**

S. No.	Description	Ground Floor	Other Floors
1.	Foundation	Yes	Yes
2.	Basement	Yes	Nil
3.	Superstructure	Brick Work	Brick Work
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden/Ms/Shutter	Wooden/Ms
5.	RCC works	Yes	Yes
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dadoing	Tile/Marble	Tile/Marble
8.	Special finish as marble, granite, wooden paneling, grills, etc	Yes	Nil
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Yes	Yes
S. No.	Description	Ground floor	Other floors
2.	Compound wall	Nil	Nil
	Height	Nil	Nil
	Length	Nil	Nil
	Type of construction	Nil	Nil
3.	Electrical installation		
	Type of wiring	Conduit	Conduit
	Class of fittings (superior / ordinary / poor)	Good	Good
	Number of light points	Not Count	Not Count
	Fan points	Not Count	Not Count
	Spare plug points	Not Count	Not Count
	Any other item	Nil	Nil
4.	Plumbing installation		
a)	No. of water closets and their type	2	6
b)	No. of wasn basins	2	6
c)	No. of urinals	Nil	Nil

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d)	No. of bath tubs	:	Nil	Nil
e)	Water meter, taps, etc.	:	1	Nil
f)	Any other fixtures	:	Nil	Nil

**Details of valuation**

Sr.	Particulars	Plinth Area	Roof ht	Age	Depreciated rate (Amount in Rs.)	Net value
1	B+GF+FF+SF+TF	6750 sft	9 ft	20 Years	Rs. 1250/sft	Rs.84.37lakh
						Rs.84.37lakh

Part C- (Extra Items)			Total abstract of the entire property	
1.	Portico	:	Nil	
2.	Ornamental front door	:	Nil	
3.	Sit out/ Verandah with steel grills	:	Nil	
4.	Overhead water tank	:	Nil	
Part - D( Amenities)			( Amount in Rs)	
1.	Wardrobes	:	Nil	
2.	Glazed tiles	:	Nil	
3.	Extra sinks and bath tub	:	Nil	
4.	Marble / ceramic tiles flooring	:	Nil	
5.	Interior decorations	:	Nil	
6.	Architectural elevation works	:	Nil	
	<b>Total</b>		Nil	
Part E- (Miscellaneous) (Amount in Rs.)				
1.	Separate toilet room	:	Nil	
2.	Separate lumber room	:	Nil	
3.	Separate water tank/ sump	:	Nil	
4.	Trees, gardening	:	Nil	
	<b>Total</b>		Nil	
Part F- (Services)				
1.	Water supply arrangements	:	Nil	
2.	Drainage arrangements	:	Nil	
3.	Compound wall	:	Nil	
4.	C. B. deposits, fittings etc.	:	Nil	
5.	Pavement	:	Nil	
	<b>Total</b>		Nil	

Part- A	Land	:	Rs 250.00 Lakh
Part- B	Building	:	Rs. 84.37 Lakh
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
	<b>Total</b>	:	Rs. 334.37 Lakh
	Realizable Value (-15%) on Rs. 334.37 Lakh	:	Rs.284.21Lakh
	Distress Value (-20%) on Rs. 334.37 Lakh	:	Rs 267.49 Lakh
	Insurance Value 6750 sft @ 1000/sft	:	Rs.67.50 Lakh

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The said property is **Property Bearing Plot No- 51, known as E -51( Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora , Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi** As no reliable and comparable sale instance identical available, so the cost of property is based on the prevailing market rate of the property in the area based on the inquiries made by the undersigned from the reputed estate agents of the area and personal judgments. It is gathered that the prevailing land rate for this type of property ranges from **Rs. 1.25 Lakh /Syd-1.30 Lakh/ Syd** based on the location, size, and shape orientation. Keeping all the aspects viz size, shape, situation, orientation, location and its utility, the reasonable prevailing market rate for the property has been **assessed @ Rs. 1.25 Lakh / Syd** and the same has been adopted in this valuation. Based on the above the cost of the property comes as under

**Land and Building Rate method:-** In this method of valuation building portions being valued separately after allowing depreciation and the land is valued separately and their added to get the present value of the property: Present Value of the Property = Value of the building + Value of the land

**Market Rate Method:-** Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion

**Cost approach Method:-** The cost approach is a real estate valuation method that surmises that the price a buyer should pay for a piece of property should equal the cost to build an equivalent building. In cost approach appraisal, the market price for the property is equal to the cost of land, plus cost of construction, less depreciation. It yields the most accurate market value when the property is new.

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 specifications is Rs. 334.37 Lakh. The Realizable value of the above property is Rs. 284.21 Lakh and the distress value Rs. 267.49 Lakh.

**(Name and Official seal of the Approved Valuer)**

It is certified that the value given in the Valuation Report dated \_\_\_\_\_ by the Bank's approved valuer Mr. Ratan Dev Garg is fair and reasonable as per discreet and independent enquiries made during my/ our visit dated \_\_\_\_\_.

Officer/Manager

Branch In charge

ER. RATAN DEV GARG  
Chartered Engineer &  
Govt. Approved Valuer  
M.-9654612732  
Gurgaon

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**DECLARATION FROM VALUERS**


Annexure-E I hereby declare that-

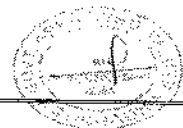
- a. The information furnished in my valuation report dated -15.09.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. My Engineer inspected the property on 15.09.2020 The work is not sub- contracted to any other 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 Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for 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 valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- i. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property Bearing Plot No- 51, known as E-51 (Right side Portion), Out of Khasra No- 231 Min, Situated in Extended Abadi Lal Dora, Village- Sultanpur now Known As New Mangla Puri, Mandi Road, Hauz Khas, Mehrauli, New Delhi
2	Purpose of valuation and appointing authority	Fair market value for State Bank of India, Branch- M.G Road, Gurugram
3	Identity of the valuer and any other experts involved in the valuation;	<b>Er. Ratan Dev Garg</b> / Valuation of the properties since year 2009, with the Bank since year 2017
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation	15.09.2020
6	inspections and/or investigations undertaken;	Inspection of site made by my staff
7	Nature and sources of the information used or relied upon;	Personal enquiry & other sources such as brokers and surrounding persons
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land and Construction rate method
9	restrictions on use of the report, if any;	No
10	major factors that were taken into account during the valuation;	Local enquiry about property
11	major factors that were taken into account during the valuation;	Detailed enquiry from the market
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---do---

Date:- 15.09.2020

Place:- Gurugram

  
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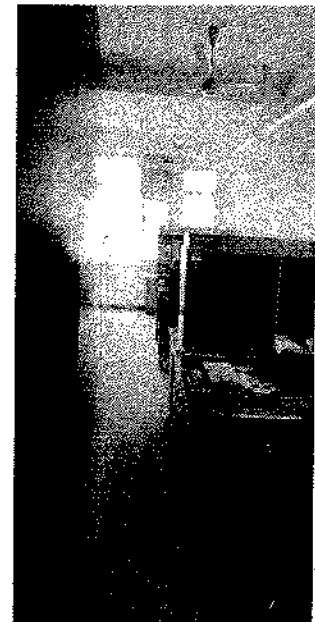
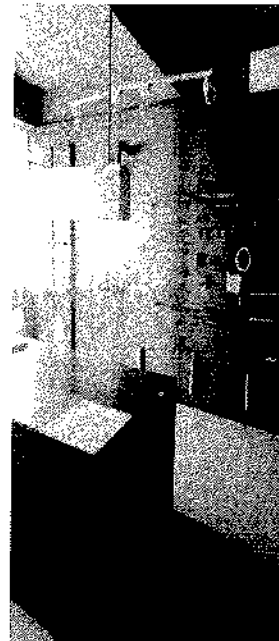
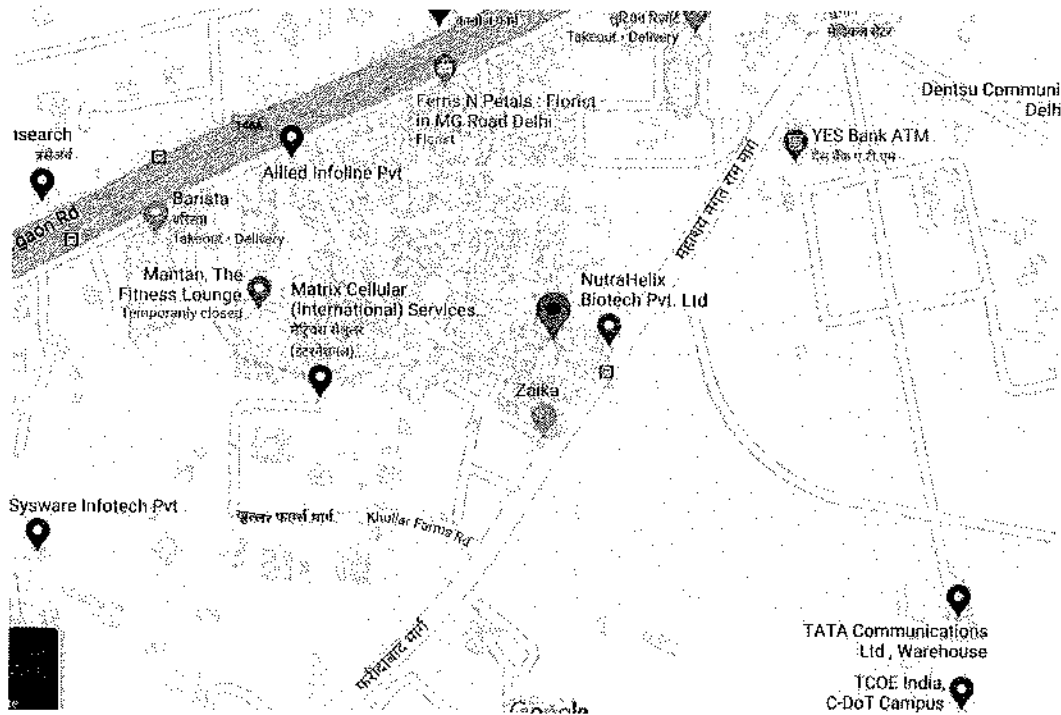




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