

File No. :VIS (2023-24)-PL400-330-529

Dated:04-10-2023

VALUATION REPORT

FOR

FIXING SALVAGE VALUE OF EXISTING DTC COLONY AT SHADIPUR

SITUATED AT
SHADIPUR, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

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PART A

REPORT SUMMARY

1. **Project Name** : To prepare the valuation report in respect to the Salvage value of the civil structure at DTC Colony, New Delhi.
2. **Project Location** : DTC Colony, Shadipur
3. **Name of the Client** : M/s. Archohm Consults Pvt. Ltd.
4. **Address and Phone Number** : **Studio Address:** C28C, Sector 8, Noida.
Registered Office Address: C-303, Rishi Apartments, Alaknanda, New Delhi, 110019
5. **Prepared for Organization** : M/s. Archohm Consults Pvt. Ltd.
6. **Valuation Company** : M/S R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.
7. **Date of Survey** : 27-09-2023 to 29-09-2023
8. **Date of Report** : 04-10-2023
9. **Report type** : Estimation as per CPWD guidelines.
10. **Purpose of the Report** : To assess the Salvage value of the civil structure at DTC Colony, New Delhi.
11. **Scope of the Report** : Preparing detailed report which includes Salvage value of dismantled/demolished Material of the civil structure at DTC Colony, New Delhi.
12. **Documents produced for perusal** : Site Plan & Building Details
13. **Annexure with the Report** : Site Plan & Building Details



PART B

INTRODUCTION

1. **Project Name:** DTC Colony, Shadipur.
2. **PROJECT BRIEF SUMMARY:** This estimation cum valuation report is prepared for **M/s Archohm Consults Pvt. Ltd.** Project of DTC Colony, Shadipur.

M/s Archohm Consults Pvt. Ltd., is an architecture firm with a multi-disciplinary focus offering the entire variety of design expertise. Archohm is also involved in envisioning, executing and documenting projects of various size and sectors.

M/s Archohm Consults Pvt. Ltd. is actively engaged in design appreciation and awareness of the domain in the society, in order to establish the importance of its role.

M/s Archohm Consults Pvt. Ltd. designed some of the famous structures in India as well as in abroad like Dilli Haat, Guggenheim Museum, Dalmia - Gopichand Badminton academy, Dilli Sadan, Super speciality cancer hospital, Redevelopment of Taj Ganj, Vinius Railway Station, Rabat Indian Embassy, JPN International Agency etc.

NBCC has got the contract for redevelopment of DTC Colony, Shadipur and M/s Archohm Consults Pvt.Ltd.is responsible for designing of the redeveloped project.

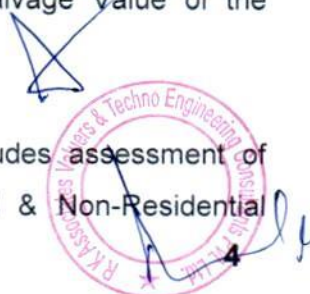
DTC Colony, Shadipur is located in North West Delhi, near to Shadipur Metro Station, spread over an area of 6.897 Acres of land. The large and sprawling residential complex comprises of different types of residential blocks, MCD School, MCD Community Centre and Officer's flat.

For the purpose of redevelopment, NBCC has to demolish & dismantle the existing structure/ buildings of DTC Colony, Shadipur to construct the new buildings. Hence NBCC requires the Salvage Value of civil structures.

This estimation cum valuation report is to work out reasonable Salvage Value of the demolished structures.

SCOPE OF THE REPORT: Preparing detailed report which includes assessment of Salvage value of dismantled/demolished structures like Residential & Non-Residential

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Buildings including other buildings like MCD School, MCD Community Centre, MCD Office, Officer's flat, Pump room, Toilet and different blocks of residential apartments,. at the site of DTC Colony, Shadipur, New Delhi.

3. PURPOSE OF THE REPORT: To assess the approximate Salvage value of the existing structures in DTC Colony at Shadipur to be dismantled as part of redevelopment.

4. METHODOLOGY ADOPTED:

- Engineering Survey.
- Measurement of building blocks.
- Calculate the scrap/Salvage value by replacement method as per CPWD norms & specifications for different civil structures.

PART C

BUILDINGS SPECIFICATIONS

MCD SCHOOL		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door
3	Flooring	Grey Kota Stone
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

MCD COMMUNITY CENTRE		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and Aluminium frame with glass window
3	Flooring	Grey Kota Stone
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

OFFICER FLAT		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (141-148)A		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (141-148)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (149-156)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (157-164)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (165-172)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (173-180)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK H (173-180)A		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

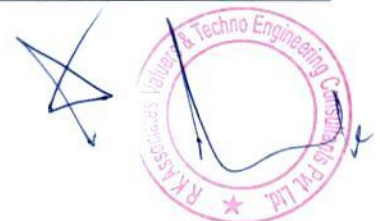
BLOCK G(121-140)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK F (93-120)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK E (65-92)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

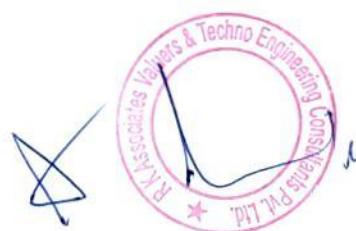
BLOCK D (49-64)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

BLOCK C (33-48)		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted



UG TANK		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted

MCD OFFICE + PUMP ROOM + TOILET		
S. No.	Particulars	Description
1	Super Structure	R.C.C Framed Structure
2	Doors & Windows	MS Frame and Wooden Door and MS Grill with glass, in windows
3	Flooring	P.C.C only
4	Roofing	Simple plastered and further painted
5	Finishing	Simple plastered and further painted



1. We have taken the base rate of CPWD 2023, to which applicable discount is applied based on the difference in specifications mentioned in CPWD standards and what is observed on site.
2. The contractor profit which is already included in the rates of CPWD is deducted in this assessment as it is not applicable in this context.
3. Scrap Value is as per year of construction and the standard/quality of construction.
4. This is not an item wise calculation, but a cumulative calculation of building value, as per the demand of client.
5. The discount applied to the plinth rate is based on finishing standards and quality as compared to common practice in construction.
6. Salvage value percentage is taken based on the type, specification and the age of the structure.
7. It is considered that in the scrap, majorly structural steel, MS used in windows and frame, railings, wood used in doors and windows and demolished rubble will be sold off.

BOUNDARY WALLS																
S. No	Unit	Type of Construction	Year of construction	Length (in ft.)	Length (in mtr.)	Height (in ft.)	Year of Valuation	Total Consumed Life (in Yrs.)	Total Economic Life (in Yrs.)	Salvage Value	Depreciation Rate	Rate/running mtr.	Gross Replacement Value	Depreciation	Depreciated Replacement Value	Salvage Value
1	School	Brick Work+Grill+Barbed wire	2011	377	35.04	7.5+2+2	2,023	12	65	15%	0.01	₹ 6,500	₹ 2,27,742	₹ 35,738	₹ 1,92,004	₹ 34,161
2	Community Centre	Brick work	2011	182	16.91	6+3	2,023	12	65	15%	0.01	₹ 6,000	₹ 1,01,487	₹ 15,926	₹ 85,561	₹ 15,223
		Brick work	1958	78	7.25	9	2,023	65	65	10%	0.01	₹ 6,000	₹ 43,494	₹ 39,145	₹ 4,349	₹ 4,349
3	Officer's Flat	Brick Work	1958	175	16.26	6	2,023	65	65	10%	0.01	₹ 5,000	₹ 81,320	₹ 73,188	₹ 8,132	₹ 8,132
TOTAL				812	75.46								₹ 4,54,043	₹ 1,63,996	₹ 2,90,046	₹ 61,866

BUILDINGS & BOUNDARY WALLS			
S. No	Unit	Depreciated Replacement Value	Salvage Value
1	Buildings	₹ 3,87,40,253	₹ 1,41,38,112
2	Boundary Walls	₹ 2,90,046	₹ 61,866
TOTAL		₹ 3,90,30,300	₹ 1,41,99,978



PART E

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the property.
2. This report is prepared based on the documents/ information provided to us by the client and we assume that all such information is true and correct. If at any time it is found that the customer has provide misrepresentation of facts then this report should be considered cancelled.
3. This report is a general analysis of the project and not an audit report. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the client is true best of their knowledge.
4. Bank/ FII should ONLY take this report as an Advisory document from the Chartered Engineering firm and it is specifically advised to the creditor to cross check the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
5. In case of any default in loans by the borrowing company, R.K Associates wouldn't be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates wouldn't be entertained at any instance or situation.
6. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.

Place : Noida
Date : 06.10.2023
Note : This report contains 12 pages

FOR INTERNAL USE

SURVEYED BY: Vishal Singh

PREPARED BY: Anirban Roy

REVIEWED BY: Rajani Gupta

**For R.K Associates Valuers & Techno
Engineering Consultants (P) Ltd.**

