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**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**

**REPORT PREPARED FOR**

**ARCHOHM CONSULTS PVT. LTD., STUDIO ADDRESS-C28C, SECTOR-8, NOIDA, 201301, U.P**

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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

1. **Prepared for Organization :** M/s. Archohm Consults Pvt. Ltd.
2. **Valuation Company**  **:**  M/S R.K Associates Valuers & Techno

Engineering Consultants (P) Ltd.

1. **Date of Survey :** 27-09-2023 to 29-09-2023
2. **Date of Report :** 04-10-2023
3. **Report type :** Estimation as per CPWD guidelines.
4. **Purpose of the Report :**  To assess the Salvage value of the civil structure at DTC Colony, New Delhi.
5. **Scope of the Report :** Preparing detailed report which includes

Salvage value of dismantled/demolished

Material of the civil structure at DTC Colony, New Delhi.

1. **Documents produced for perusal :** Site Plan & Building Details
2. **Annexure with the Report :** Site Plan & Building Details

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| **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 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.

1. **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.
2. **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.

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| **PART C** | **BUILDINGS SPECIFICATIOS** |

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| **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 |
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| **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 |
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| **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 |

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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |
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| **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 |

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| **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 |

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| **PART D** | **CALCULATION & ESTIMATION** |

1. **SALVAGE VALUE OF THE MATERIAL AFTER DISMANTLMENT OF THE STRUCTURE:**





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| **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** |

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| **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 **FOR INTERNAL USE**

Date : 06.10.2023 ***SURVEYED BY: Vishal Singh***

Note : This report contains 12 pages ***PREPARED BY: Anirban Roy***

***REVIEWED BY: Rajani Gupta***

**For R.K Associates**