

PERFECT VALUERS

(GOVT. APPROVED VALUER)

C-481, Street No. 11, Majlis Park,
Delhi-110033

M.: 09582166798 & 9711633053

Email Id: perfectvaluers2012@gmail.com; perfectvaluers2012@yahoo.in;

REF. NO. SBI/17-18/HE

DATED: 08th Nov. 2017

VALUATION REPORT

OF

IMMOVABLE PROPERTY

PROPERTY SITUATED AT	:-	FLAT NO. 303, 3 RD FLOOR, BLOCK A, MAHESH CGHS LTD., PLOT NO. B-9, VASUNDHARA ENCLAVE, DELHI
OWNER	:-	MR. PRABHAT KUMAR MAHESHWARI S/O SH. HARI CHAND MAHESHWARI
ACCOUNT NAME	:-	M/S M R STEEL & POWER



ERS

2012@yahoo.in;

OF INDIA, RBO, CONNAUGHT
ELHI

KUMAR MAHESHWARI S/O SH.
MAHESHWARI

& POWER

03, 3RD FLOOR, BLOCK A,
HS LTD., PLOT NO. B-9,
ENCLAVE, DELHI

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ashundhra Enclave, Delhi

ilding by laws

veyance Deed Dt. 30.10.2012 Regd.
no. 1, Vol No. 4,575, page no. 51 to
R VII, New Delhi/Delhi

eed	Actual
	Down Open
	Corridor
	Flat no. 304
	Staircase

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VALUATION REPORT OF IMMOVABLE PROPERTY

Name & address of Branch :		STATE BANK OF INDIA, RBO, CONNAUGHT PLACE, NEW DELHI	
I. CUSTOMERS DETAILS			
Name of the property owner		MR. PRABHAT KUMAR MAHESHWARI S/O SH. HARI CHAND MAHESHWARI	
Account Name		M/S M R STEEL & POWER	
II. PROPERTY DETAILS			
Address		FLAT NO. 303, 3 RD FLOOR, BLOCK A, MAHESH CGHS LTD., PLOT NO. B-9, VASUNDHARA ENCLAVE, DELHI	
Nearby Landmark/Google Map Independent access to property		Near Samrat Apartment	
III. DOCUMENTS DETAILS			
Layout Plan		Layout Plan of Vashundhra Enclave, Delhi	
Building Plan		As per Society building by laws	
Construction Permission		Yes	
Legal Document		Yes	
Name of Approving Auth.		MCD	
Approval No.		--	
List of Documents		Photocopy of conveyance Deed Dt. 30.10.2012 Regd. No. 22,071, Book no. 1, Vol No. 4,575, page no. 51 to 52 registered in SR VII, New Delhi/Delhi	
IV. PHYSICAL DETAILS			
Adjoining property		As per the deed	Actual
East		Not provided	Down Open
West			Corridor
North			Flat no. 304
South			Staircase
Matching of Boundaries			



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V.	Is it free hold or lease hold? If lease hold the name of lessor/lessee 1) Initial premium 2) Ground rent payable per annum 3) Unearned increase payable to lessor in the event of sale or transfer	:	Free Hold : N.A : N.A : N.A : N.A
	What is the amount of property tax? Who is to bear it? Details with documentary proof.	:	Not provided
	Give details of water and electricity charges if any	:	Not provided
	Flat demarcated	:	Yes
	Approved Land use	:	Residential
	Type of property	:	Residential
	Plotted/Flat	:	Flat
	Total No. of Floors	:	Basement + GF + 8 storied
	Year of construction	:	2009
	Estimated future life	:	57 yrs.
	Type of structure	:	RCC Frame Structure
	Type of foundation	:	RCC Raft Foundation
	Walls / Partitions	:	9" & 4½"th brick work in cement mortar
	Doors and windows (floor wise)	:	Wooden / Steel
	Flooring (floor-wise)	:	Tiles
	Roofing and terracing	:	RCC
VI.	TENURE/OCCUPANCY DETAILS		
	Status of Tenure	:	In possession of Owner
	Owned/Rented	:	Owner Occupied
	No. of Year of Occupancy	:	N.A.
	Relationship of tenant or Owner	:	N.A
VII.	STAGE OF CONSTRUCTION		
	Stage of Construction	:	Completed
	Under Construction/Completed	:	Completed
	If under construction, extent of completion	:	Finished building
	Nature and extent of violations	:	Nil
VIII	AREA DETAILS OF THE PROPERTY		
	Site Area	:	1288 sq. ft. or 119.67 sq. mtrs.
	Plinth Area	:	1288 sq. ft. or 119.67 sq. mtrs.
	Carpet Area	:	1160 sq. ft.
	Saleable Area	:	1288 sq. ft. Plinth area.
	Remarks	:	--
IX.	VALUATION		
	1)	Mention the value as per Government Approved Rate also.	Detail of summary
	2)	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.	Point no. 10 (V)



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DESCRIPTION OF THE PROPERTY

The property under valuation is a society residential flat on 3rd floor having 1288 sq. ft. covered area located near Samrat Apartment built as Basement + GF+ 8 storied building. Its comprises one drawing cum dining room, three bed rooms, one kitchen, three toilets and balconies.

SUMMARY OF VALUATION

1) GUIDELINE VALUE:	
A)	Rate of Floor/Flat
	Value of the Flat
	Cost of Construction
	Value of the Construction
	Total Guideline Value (a + b)

2)

VALUATION OF FLAT AS PER MARKET RATES

Size of Flat	:	1288 sq. ft.
Assessed / adopted rate of valuation	:	Rs. 11,000/- to Rs. 12,000/- per sq. ft.
Estimated value of Flat	:	Rs. 11,500/- per sq. ft.
	:	1288 sq. ft. @ Rs. 11,500/- = Rs. 1,48,12,000/-

4)

AMENITIES, SERVICES & EXTRA ITEMS (Value after Depreciation)

a)	Wardrobes, Showcases / Wooden cupboards / Separate mummy/Interior decorations / Architectural Elevation works etc.	:	
b)	Water supply arrangements / Drainage arrangements / Compound Wall / Steel gate / Electrical fittings & common amenities.	:	Included in above cost

TOTAL FAIR MARKET VALUE (II+IV)

	SAY	:	Rs. 1,48,00,000/-
II)	PRESENT MARKET VALUE	:	Rs. 1,48,00,000/- (Rupees One Crore Forty Eight Lacs Only)
	Cost of Construction For Insurance Purpose		Rs. 15,00,000/-
III)	REALIZABLE VALUE (as 15% less than the PMR)	:	Rs. 1,26,00,000/-
IV)	DISTRESS VALUE (as 25% less than the PMR)	:	Rs. 1,11,00,000/-



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ASSUMPTIONS/REMARKS

10.			
i)	Qualifications in TIR/Mitigation suggested, if any.	:	Bank to verify
ii)	Property is SARFAESI compliant::	:	Yes
iii)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No
iv)	Whether entire piece of land on which the Flat is set up/property is situated has been mortgaged or to be mortgaged.	:	Already Mortgaged to bank
v)	Details of Last two transactions in the locality/area to be provide, if available.	:	As 2 sale transactions in the locality are available we are providing copies of property portal 99acre.com or magicbricks.com for assessing the nearby value in the particular area.
vi)	Any other aspect which has relevance on the value or marketability	:	--

DECLARATION

11.			
A)	The property was inspected by the undersigned on 07.11.2017.		
B)	The undersigned does not have any direct/indirect interest in the above property.		
C)	The information furnished herein is true and correct to the best of our knowledge.		
D)	We have submitted Valuation report directly to the Bank.		✓
12.	Enclosures Documents & Photographs (Geo-stamping with date	:	Yes

Place : New Delhi
Date : 08.11.2017
Note : This report contains 6 pages

FOR PERFECT VALUERS

(Partner)



FOR PERFECT VALUERS

(DINESH KUMAR SHARMA)

(Govt. Regd Valuer)

(Regd. No. Cat-I/286/2009)

1.35 CR

3BHK 2Baths

Overview

Location

Price Trends

Owner Details

Similar Properties



1.35 CR

3BHK 2Baths

10+ years old

2nd of 4 Floors

10+ years old

3 Bedrooms, 2 Bathrooms, No Balcony with Pool Room

Vasundhara Apartments

Vasundhara Enclave, Delhi East

South West

10+ years old

2nd of 4 Floors

10+ years old

Resale

Freehold

Ceramic

1 Covered

Furnished

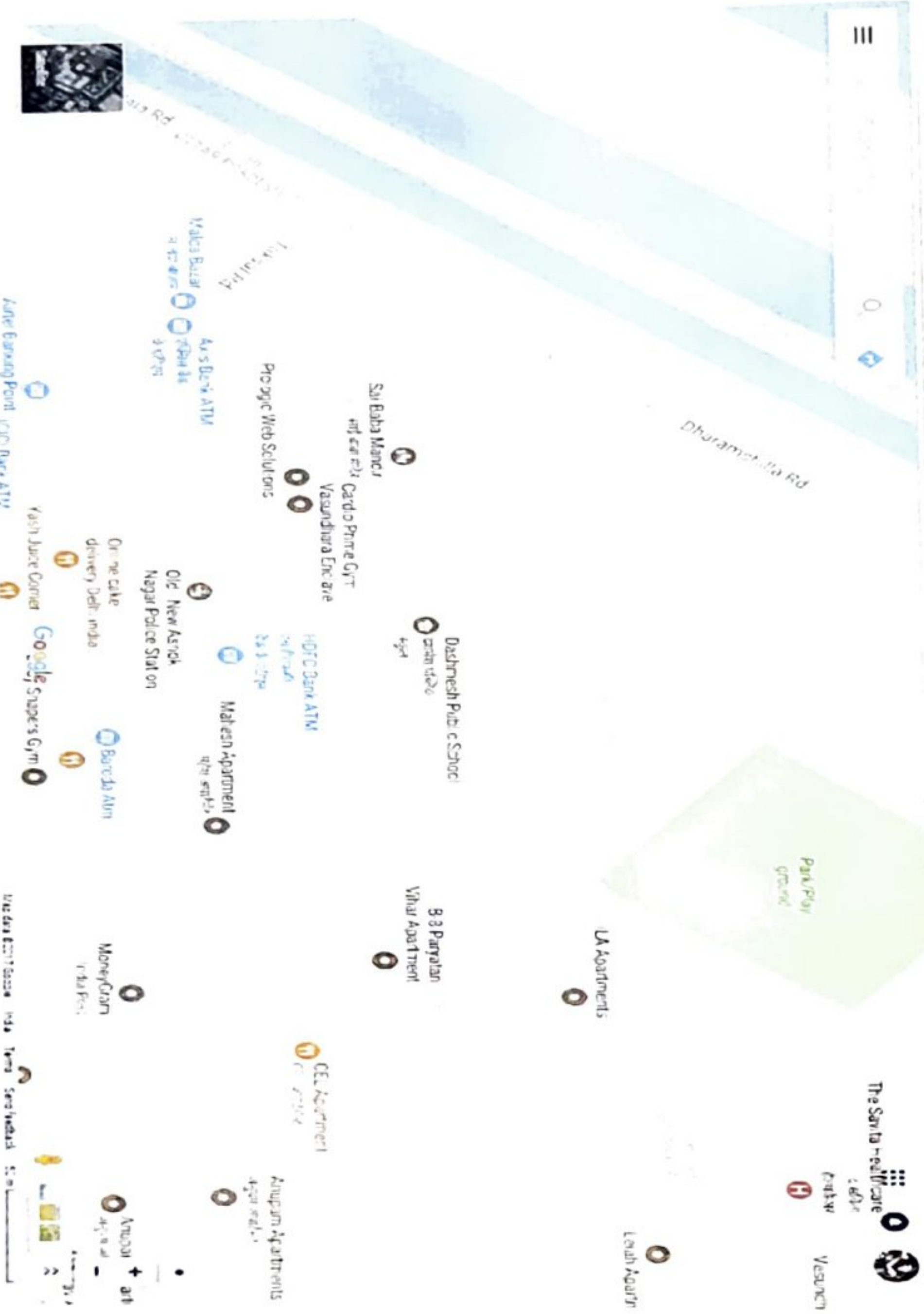
Borewell/Trunk, Municipal

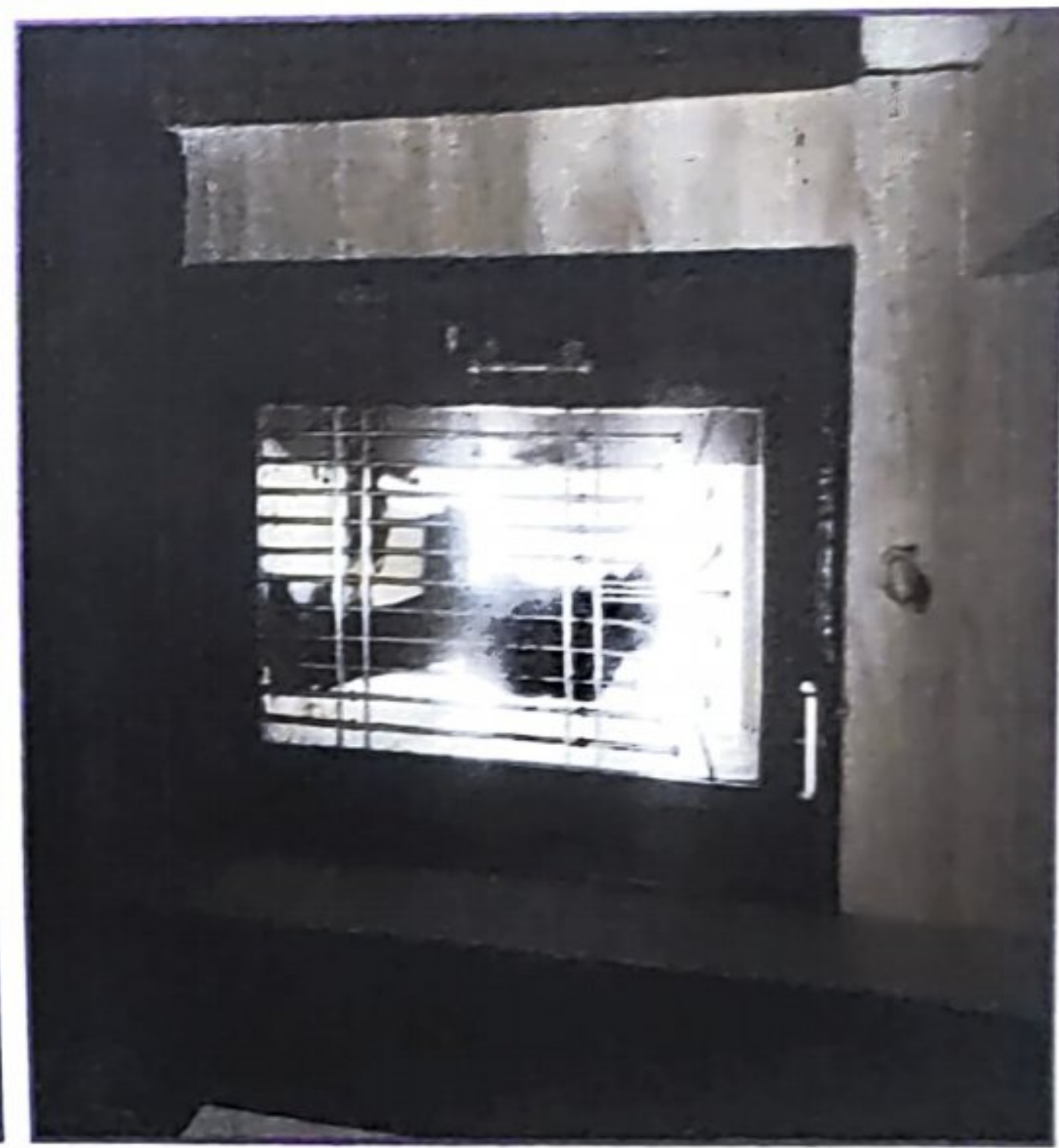
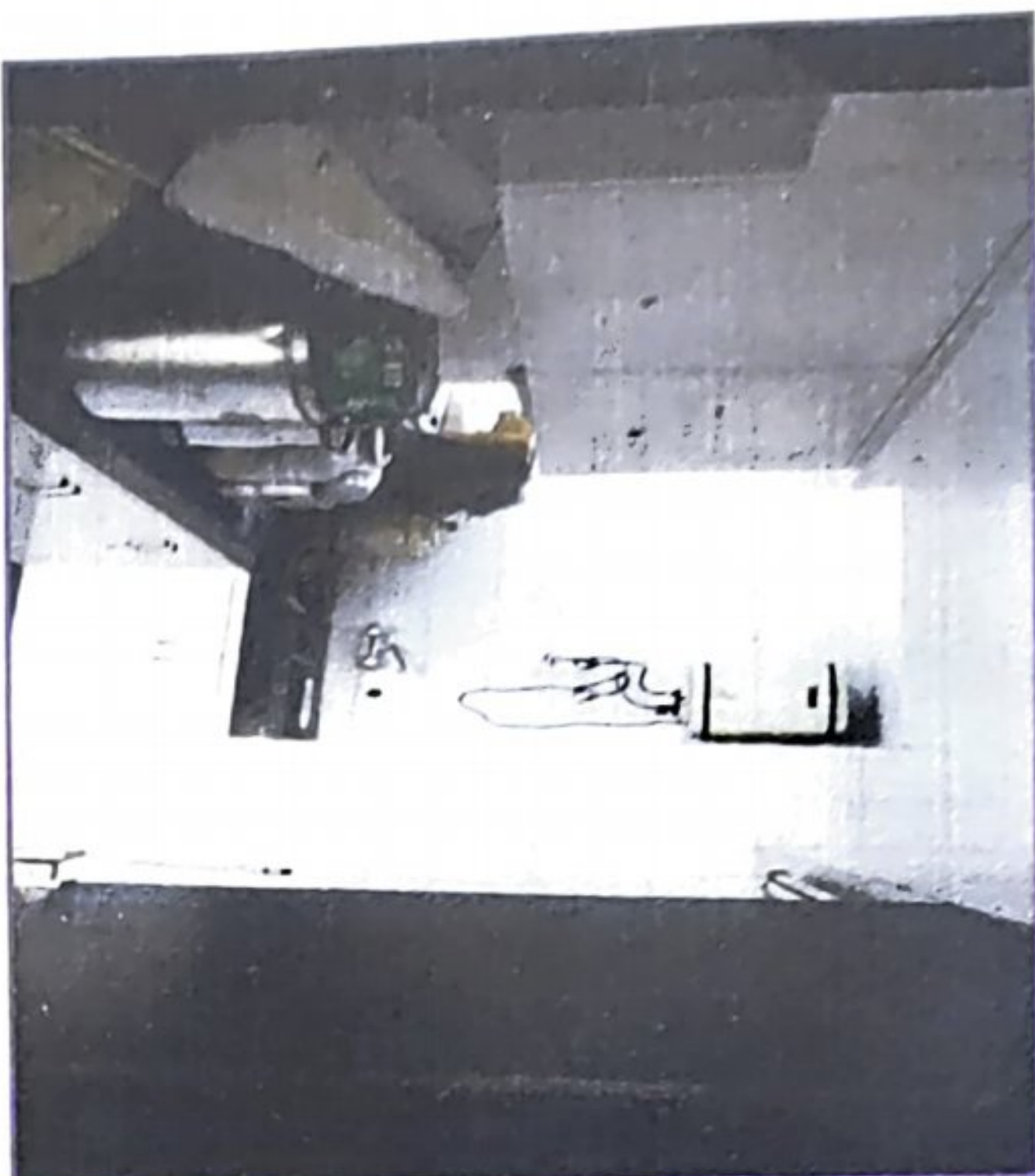
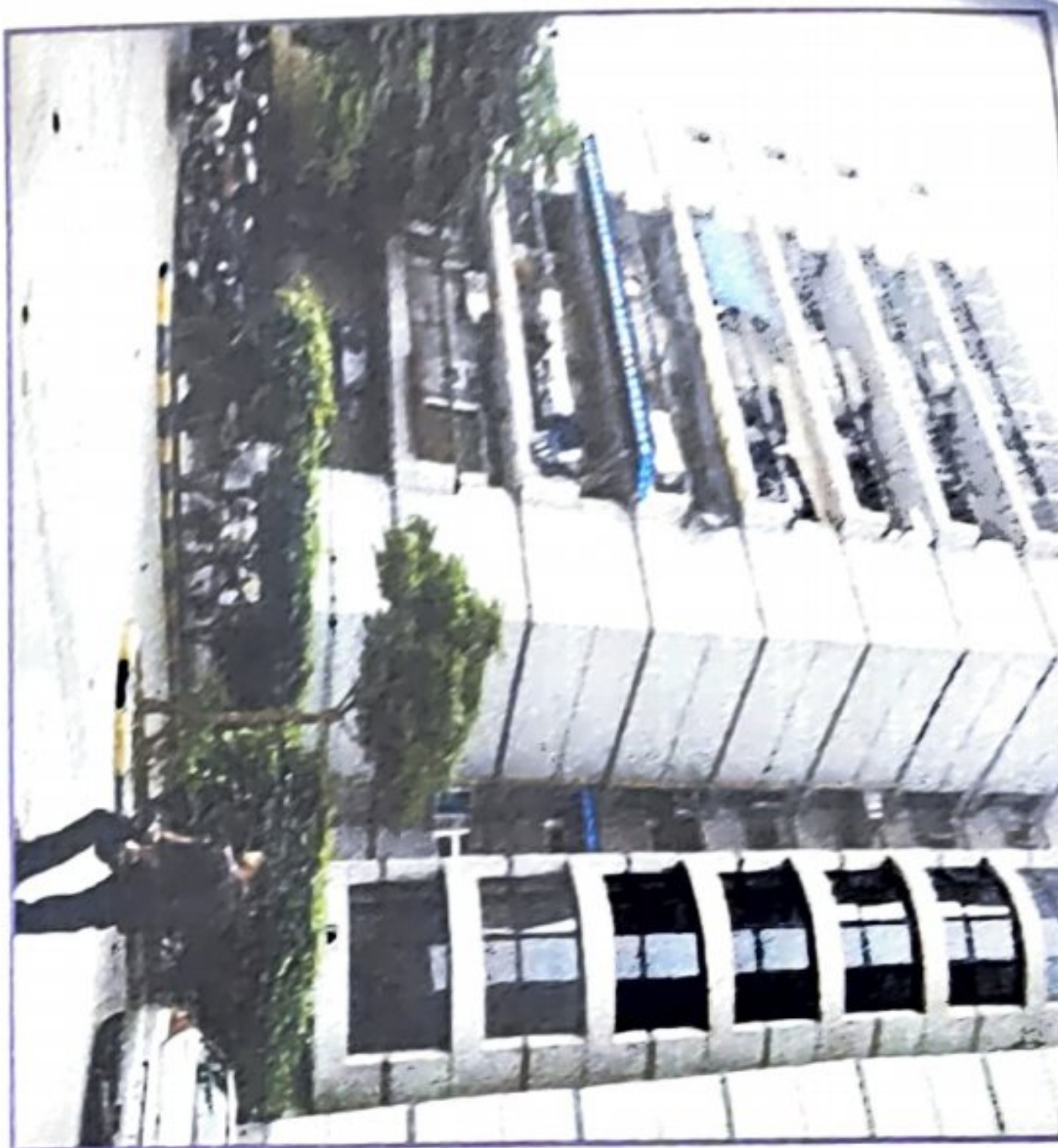
20 feet

Full

KZ7541963

20 feet





PERFECT VALUERS
New Delhi
Adv. J. S. Jaiswal