

PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSET)

C-481, Street No. 11, Majlis Park,
Delhi-110033
M.: 9582166798 & 9711633049
Email Id: perfectvaluers2012@gmail.com;
perfectvaluers2012@yahoo.in;

Bank in Panel:-State
Bank of India,
Oriental Bank of
Commerce and Bank
of Baroda

Ref. No.: PV/SBI/001/2020-21/BT

DATED: 23.05.2020

| | | |
|----------------------------------|---|--|
| PROPERTY SITUATED AT | : | PROPERTY BEARING LIG HOUSE NO. 4552-C, GROUND FLOOR, POCKET-II, HOUSING BOARD COLONY, SECTOR- 03, FARIDABAD, DISTT. FARIDABAD, HARYANA |
| OWNER (S) | : | MR. DEEPAK PRASAD S/O MR. TOK LAL |
| ACCOUNT NO. | : | M/S SUPER QUALITY IMPEX |
| MARKET VALUE OF THE PROPERTY | : | Rs. 12,00,000/- |
| REALIZABLE VALUE OF THE PROPERTY | : | Rs. 10,00,000/- |
| GUIDE LINE VALUE | : | Rs. 6,02,000/- |
| NAME OF THE BRANCH | : | STATE BANK OF INDIA, NIT, FARIDABAD |



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VALUATION REPORT OF IMMOVABLE PROPERTY

| I. General | | | | | | | | | | | | | | | | | |
|------------|---|----|---|---|---|----|----------|---|----|---------------------|---|----|---------------|---|----|-------------------|---|
| 1. | Purpose for which the valuation is made : Fair Market Value for Bank Credit Facilities | | | | | | | | | | | | | | | | |
| 2. | a) Date of Inspection : 22.05.2020 | | | | | | | | | | | | | | | | |
| | b) Date on which the valuation is made : 23.05.2020 | | | | | | | | | | | | | | | | |
| 3. | List of Documents produced for perusal : Copy of Sale deed dt. 30.10.2012, Regd. No. 8637, Book No. 1, Vol. No. 0 on Page No. 65 in additional Book No. 1, Vol. No. 7 on Pages Nos. 94 to 96 Registered in SR- Ballabhgarh | | | | | | | | | | | | | | | | |
| 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) : MR. DEEPAK PRASAD S/O MR. TOK LAL | | | | | | | | | | | | | | | | |
| b) | Account No. : M/S SUPER QUALITY IMPEX | | | | | | | | | | | | | | | | |
| 5. | Brief description of the property: <ol style="list-style-type: none">1. The property under valuation is a Free hold residential LIG house at Ground Floor situated at Pocket-II, Housing Board Colony, Sector-03, Faridabad, Distt. Faridabad, Haryana built as GF + 2 storied allotted by Housing Board Authority.2. The valuation is done for Ground Floor house No. 4552-C having covered area 16 sq. mtrs. i.e. 172 sq. ft. (as per sale deed) and same area is considered for valuation.3. The property is comprising of one room, one toilet, one kitchen & one store.4. Subject property is about 9 yrs. old & lying vacant as on date.5. Owner later on has extended kitchen & store having area approx. 100 sq. ft. which is not considered for valuation.6. Composite trate is taken to arrive the market value of the property.7. The property is located near Police Chowki, Sector-03, Faridabad, Haryana. | | | | | | | | | | | | | | | | |
| 6. | Location of property <table border="1"><tbody><tr><td>a)</td><td>Plot No. / Survey No.</td><td>:</td><td rowspan="5">PROPERTY BEARING LIG HOUSE NO. 4552-C, GROUND FLOOR, POCKET-II, HOUSING BOARD COLONY, SECTOR- 03, FARIDABAD, DISTT. FARIDABAD, HARYANA</td></tr><tr><td>b)</td><td>Door No.</td><td>:</td></tr><tr><td>c)</td><td>T. S. No. / Village</td><td>:</td></tr><tr><td>d)</td><td>Ward / Taluka</td><td>:</td></tr><tr><td>e)</td><td>Mandal / District</td><td>:</td></tr></tbody></table> | a) | Plot No. / Survey No. | : | PROPERTY BEARING LIG HOUSE NO. 4552-C, GROUND FLOOR, POCKET-II, HOUSING BOARD COLONY, SECTOR- 03, FARIDABAD, DISTT. FARIDABAD, HARYANA | b) | Door No. | : | c) | T. S. No. / Village | : | d) | Ward / Taluka | : | e) | Mandal / District | : |
| a) | Plot No. / Survey No. | : | PROPERTY BEARING LIG HOUSE NO. 4552-C, GROUND FLOOR, POCKET-II, HOUSING BOARD COLONY, SECTOR- 03, FARIDABAD, DISTT. FARIDABAD, HARYANA | | | | | | | | | | | | | | |
| b) | Door No. | : | | | | | | | | | | | | | | | |
| c) | T. S. No. / Village | : | | | | | | | | | | | | | | | |
| d) | Ward / Taluka | : | | | | | | | | | | | | | | | |
| e) | Mandal / District | : | | | | | | | | | | | | | | | |



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| | | | |
|-----|---|---|---|
| | f) Date of issue and validity of layout plan approved map / plan | Allotted by Housing Board | |
| | g) Approved map / plan using authority | -do- | |
| | h) Whether genuineness or authenticity of approved map / plan | -do- | |
| | i) Any other comments on authentic of approved plan | No | |
| 7. | Postal address of the property | : As above | |
| 8. | City / Town | : City | |
| | Residential Area | : Yes | |
| | Commercial Area | : N.A. | |
| | Industrial Area | : N.A. | |
| 9 | Classification of the area | : Residential | |
| | i) High / Middle / Poor | : Middle | |
| | ii) Urban / Semi Urban / Rural | : Urban | |
| 10. | Coming under Corporation Limit / Village Panchayat / Municipality | : Housing Board | |
| 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. | Boundaries of the Property | : As per the Deed | Actual |
| | North | : Not mentioned | Property No 4651 |
| | South | : -- | Road 30' wide |
| | East | : -- | Road 15' wide |
| | West | : -- | Other's property |
| 13. | Dimensions of the site / flat | : A | B |
| | | : As per the deed | Actual |
| | North | : | |
| | South | : | 172 sq. ft. i.e. 16 sq. mtrs. (as per deed) |
| | East | : | |
| | West | : | |
| 14. | Extent of the site | : - | |
| 15. | Latitude, Longitude & Co-ordinates of flat | Latitude | 28.3483632,77.33392 |
| | | Longitude | 39,17 |
| 16. | Extent of the site considered for valuation (least of 13A & 13B) | 172 sq. ft. i.e. 16 sq. mtrs. (as per deed) | |
| 17. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Lying Vacant | |



PERFECT VALUER

| II. APARTMENT BUILDING | | |
|------------------------|---|---|
| 1. | Nature of Apartment | : Residential |
| 2. | Location | PROPERTY BEARING LIG HOUSE NO. 4552-C, GROUND FLOOR, POCKET-II, HOUSING BOARD COLONY, SECTOR- 03, FARIDABAD, DISTT. FARIDABAD, HARYANA |
| | Block No. | |
| | Ward No. | |
| | Village/ Municipality / Corporation | |
| | Door No., Street or Road (Pin Code) | |
| 3. | Description of the locality Residential / Commercial / Mixed | : Residential |
| 4. | Year of Construction | : 2011 (9 years old) |
| 5. | Number of Floors | : GF + 2 storied |
| 6. | Type of Structure | : RCC Structure |
| 7. | Number of Dwelling units in the building | : NA |
| 8. | Quality of Construction | : Average |
| 9. | Appearance of the Building | : -do- |
| 10. | Maintenance of the Building | : Average |
| 11. | Facilities available | : Yes |
| | Lift | : NO |
| | Protected Water Supply | : Yes |
| | Underground Sewerage | : Existing Govt. Sewer Line |
| | Car Park – Open / Covered | : No |
| | Is Compound wall existing? | : -do- |
| | Is pavement laid around the Building? | : -do- |

| III. FLAT | | |
|-----------|--------------------------------------|---|
| 1. | The floor on which the flat situated | Ground Floor |
| 2. | Door No. of the Flat | : Property Bearing LIG House No. 4552-C |
| 3. | Specifications of the Flat | |
| | Roof | : RCC Roofing |
| | Flooring | : Tiles/CC |
| | Doors | : Wooden/steel |
| | Windows | : Wooden/steel |
| | Fittings | : Average |
| | Finishing | : -do- |
| 4. | House Tax | : Not provided |
| | Assessment No. | : -- |
| | Tax paid in the name of | : -- |
| | Tax Amount | : -- |
| 5. | Electricity Service Connection No. | : Not provided |
| | Meter Card is in the name of | : -- |
| 6. | How is the maintenance of the flat | : Average |
| 7. | Sale executed in the name of | : MR. DEEPAK PRASAD S/O MR. TOK LAL |



PERFECT VALUER

| | | | |
|-----|---|-----|---------------------------|
| 8. | What is the undivided area of land as per Sale Deed? | : | 16 sq. mtrs. |
| 9. | What is the plinth area of the house? | : | 172 sq. ft. |
| 10. | What is the floor space index (approx.)? | FAR | Permissible - Utilized -- |
| | | FSI | Permissible - Utilized -- |
| 11. | What is the Carpet area of the Flat? | : | 146 sq. ft. (Approx.) |
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13. | Is it being used for Residential or Commercial Purpose? | : | Residential |
| 14. | Is it Owner Occupied or let out? | : | Lying Vacant |
| 15. | If rented, what is the monthly rent? | : | N.A. |

IV. MARKETABILITY

| | | | |
|----|---|---|-----------|
| 1. | How is the marketability? | : | Favorable |
| 2. | What are the factors favoring for an extra Potential Value? | : | N.A. |
| 3. | Any negative factors are observed which effect the market value in general? | : | No |

V. RATE

| | | | |
|----|--|---|--|
| 1. | After analyzing the comparable sale instances, value of such type of floor with same specifications in the adjoining locality? (Along with details / reference of atleast two latest deal / transactions with respect to adjacent properties in the areas) | : | Rs. 6,800/- to Rs. 7,200/- per sq. ft. |
| 2. | Assuming it is a new construction, what is the adopted lump sum rate of the floor under valuation after comparing with the specifications and other factors with the floor under comparison (given details). | : | Rs. 7,000/- per sq. ft. |
| 3. | Break up for the rate | : | |
| | i) Building | : | Rs. 1,000/- Per sq. ft. (Depreciated rate) |
| | ii) Land + Others | : | Rs. 6,000/- per sq. ft. |

4. Guide Line Value

| | | Area | Rate (In Rs.) | Total Amount (In Rs.) |
|----|-------------------|-------------|-------------------------|-----------------------|
| a) | Value of the land | 172 sq. ft. | Rs. 3,500/- per sq. ft. | Rs. 6,02,000/- |
| b) | -- | --- | -- | -- |
| | | | Total Value | Rs. 6,02,000/- |



TEHSIL BALLABGARH COMMERCIAL COMPLEX

| Sr No | COMMERCIAL COMPLEX AREA IN BALLABGARH |
|-------|---------------------------------------|
| 1 | BASEMENT |
| 2 | GROUND FLOOR |
| 3 | FIRST FLOOR |
| 4 | SECOND FLOOR |
| 5 | THIRD FLOOR |

COVERED AREA

| Sr No | COMMERCIAL COMPLEX AREA IN BALLABGARH |
|-------|---------------------------------------|
| 1 | RESIDENTIAL |
| 2 | GODOWN / SHEED |
| 3 | SHOP / COMMERCIAL |

ONUS THAT THE CONSTRUCTION IS WILL BE ON THE EX
WILL BE DONE.

FLATS

| Sr No | COMMERCIAL COMPLEX AREA IN BALLABGARH | |
|-------|---------------------------------------|---|
| 1 | ALL GROUP HOUSING SOCIETY | 2 |
| 2 | HOUSING BOARD COLONY | 3 |
| 3 | FLATS IN OTHER LICENSED COLY BLB | 3 |

Sub Divisional Officer (C)

Sub Divisional Officer (C)

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SAT

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).



PERFECT VALUER

| VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | | |
|---|--|---|--|
| a. Depreciated building rate | | | |
| Replacement cost of Floor with Services | | : | Rs. 1,000/- Per sq. ft. (Depreciated rate) |
| Age of the Building | | : | 11 Years |
| Life of the building estimated | | : | 54 Years |
| Total Life of the building | | : | 65 Years |
| Depreciation percentage assuming the salvage value as 10% | | | Nil |
| Depreciated Ratio of the Building -- | | : | Nil |
| b. Total Composite Rate arrived for valuation | | | |
| Depreciated building rate VI (a) | | : | Rs. 1,000/- Per sq. ft. (Depreciated rate) |
| Rate for Land & Other V (3) ii | | : | Rs. 6,000/- per sq. ft. |
| Total Composite Rate | | : | Rs. 7,000 /- per sq. ft. |

| DETAILS OF VALUATION: | | | | |
|-----------------------|---|-------------|------------------------------------|-----------------------------------|
| Sr. No. | Description | Qty. | Depreciated Flat rate (In sq. ft.) | Estimated value Rs. |
| 1. | Present value of the villa (incl. car parking, if provided) | 172 sq. ft. | 7,000/- | 12,04,000/- |
| 2. | Wardrobes | | | Including in cost of construction |
| 3. | Showcases | | | |
| 4. | Kitchen Arrangements | | | |
| 5. | Superfine finish | | | |
| 6. | Interior Decorations | | | |
| 7. | Electricity deposits / electrical fittings etc. | | | |
| 8. | Extra collapsible gates / grill works etc. | | | |
| 9. | Potential value, if any | | | |
| 10. | Others | | | |
| | TOTAL | | | 12,04,000/- |
| | SAY | | | 12,00,000/- |

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PERFECT VALUER

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 12,00,000/- (Rupees Twelve Lac Only). The realizable value of the above property at 85% is Rs. 10,00,000/- (Rupees Ten Lac Only) and the distress value at 75% is Rs. 9,00,000/- (Rupees Nine Lac Only).

Place: New Delhi

Date: 23.05.2020

FOR PERFECT VALUERS


(DAVINDER KATARIA)

(Govt. Regd. Valuer)

(Cat-I/717/Vol -II/06/2019-20)

(Name and official seal of the approved

The undersigned has inspected the property detailed in the Valuation report dated 23.05.2020 on 22.05.2020. We are satisfied that the fair and reasonable market value of the property is Rs. _____/- (Rupees _____ Lacs Only).

Signature

(Name of the Branch Manager)

Date: 23.05.2020

