

8617



02 DEC 2011

Stamp Cost is Rs. 6860/- issued by Bharat Singh Stamp Vendor Ballabgarh. Vide Sr.no. 3289 Dt. 24/11/2011

DEED OF CONVEYANCE OF HOUSE SOLD BY ALLOTMENT

THIS INDEMNITY IS MADE ON THIS 28th DAY OF Sept 2012 BETWEEN THE HOUSING BOARD HARYANA constituted under HARYANA HOUSING BOARD ACT (Act.no.20 of 1971) herein after called the Board and includes its successors and assigns of the one part and the hirer SH. ANIL SUNDER S/O SH. AMRIK SUNDER THROUGH GPA SMT. RADHA DEVI W/O SH. TOK LAL R/O HOUSE NO. 5265, HUDA, SECTOR 03, FARIDABAD DISTT. FARIDABAD. (herein after called the owner which expression shall unless inconsistent with the context or meaning includes the heirs executors administrators , legal representatives and assigns of the second part.

Whereas by a Hire Purchase Tenancy Agreement dated 28-05-2001 , The Board had agreed to Allot/ Transfer HOUSE NO. 4552-C/LIG/GF, POCKET-II, HOUSING BOARD COLONY, SECTOR-03, FARIDABAD DISTT. FARIDABAD. to the hirer under the Hire Purchase Scheme and the hirer has made full payment of all the dues in pursuance of the Housing Board Haryana (Allotment , Management and Sale of

ATTESTED

Sub Registrar
Ballabgarh

10 SEP 2020

Radha
GPA

Estate Manager
Housing Board Haryana
Sector-3, Faridabad

Rakesh K

M.Sc. Engg
(Retd.) | C
H. No. 558,
Mail : rakeshsin

Date :

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प्रलेख नः 8617

दिनांक 30/10/2012

डॉड का नाम

CONVEYANCE WITH IN MC AREA

डॉड संबंधी विवरण

तहसील/सब-तहसील

बल्लभगढ़

गांव/शहर

बल्लभगढ़

न संबंधी विवरण

राशि जिस पर स्ट्याम्प ड्यूटी लगाई 97,938.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये

स्ट्याम्प ड्यूटी की राशि 6,860.00 रुपये

पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Self

यह प्रलेख आज दिनांक 30/10/2012 दिन मंगलवार समय 1:02:00PM बजे श्री/श्रीमती/कुमारी E.M., H.B.H.
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Radha

श्री E.M., H.B.H.

उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Anil Sunder th. GPA Radha Devi क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दो पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ravinder Adhana, Adv. पुत्र/पुत्री/पत्नी श्री निवासी BLb व श्री/श्रीमती/कुमारी Rajender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shatrudhan Singh निवासी Sector-03, BLb ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/10/2012

उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़

Rajender Singh

10/2012

Tenement) Regulations , 1972 and the said agreement. Now this indenture witnesses that in consideration of Rs. 97938/- 1-(Thirty seven thousand nine hundred - thirty eight only) paid by the hirer before the execution of these present (the receipt where of the board acknowledges) the Board do the hereby grant convey, release, and assures unto the said hire in perpetuity all the buildings, construction, structure, with sanitary, electrical and other fittings on the said **HOUSE NO. 4552-C/LIG/GF, POCKET-II, HOUSING BOARD COLONY, SECTOR-03, FARIDABAD DISTT. FARIDABAD.**(Scheme/Colonys name) more particularly described in schedule hereunder written and for greater clearance delineated in the plan annexed to these presents and thereon colored red together with all the rights easements and appurtenances whatsoever to the said house belonging or appurtenant subject to the covenants and conditions hereinafter contained .

SUBJECT ALWAYS to the exceptions reservations covenants and conditions hereinafter contained that is to say as follows :-

The Owner hereby absolves the Board of all the liabilities in respect of any rates, taxes, charges and all assessments of other description which are now or at any time hereinafter the assessed or imposed upon the said property hereby granted upon the landlord in

ATTESTED

For Sub Registrar
Ballabgarh

Radha
GPA

Estate Manager
Housing Board Haryana
Sector-3, Faridabad

10 SEP 2020

respect of the said property by the local body concerned or by the State or Central Government or by any other legal authorities.

The Property shall not any time be put to use other than the residential purpose for which the property has been originally allotted by the Board without its prior permission. In case of default the Board shall be at liberty to resume/forfeit the property. The allottee shall not sell the described property before the full expiry of hire purchase Tenancy period. Which is 30-04-2014.

The owner undertake to pay the dues if any between the final price of determined and price paid in lump sum in view of terms and conditions no.2 (W) of H.P.T.A. executed on 28-05-2001 and in case he/she fails to do so he/she will indemnify the Board for all the losses and expenses which the Board might have to occur in their respect out of his/her property and person.

IN WITNESSES WHEREOF THE parties have hereunto set their hands the day and year first above written.

The property includes various parts particularly given hereunder with their internal dimensions:-

1. one Room
2. one Kitchen
3. one Bath
4. one W.C.

Radha
9PA
Estate Manager
Housing Board Haryana
Sector-3, Faridabad

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For Sub Registrar
Ballabgarh

10 SEP 2020

The overall dimensions from outside are as under :-

164.00 Sq.Yds. / Sq.Mtrs

Boundaries of the property are as under :-

ON NORTH : H.No. 4551

ON EAST : Road

ON SOUTH : Road

ON WEST : H.No. 4515

1st Witnesses: R. Gish
Rajender Gish, 9910830484
S/o Satwinder Gish

Radha

OWNER G/A

ATTESTED

2nd Witnesses: H.V. 5501/3 FBD

For Sub Registrar
Ballabgarh

1st Witnesses:

ANESH PRASAD

ANESH PRASAD, H.#5265, Soc-3, FBD
910 TOKLAL SHARMA

10 SEP 2020

20/9/20
Estate Manager
Housing Board Haryana
Sector-3, Faridabad

HBH Sec-3 Pbd.

8637

1. I have Checked all documents related to Land.
2. There is no Objection or any Court Stay etc. on this Land.
3. I have Checked the Seller's saleable Land Area.
4. This Land falls in authorized area.
5. Sellers and Buyers Credentials have been Checked.
6. It does not Contravene section 7-A of HDRUA act 1975.

[Signature]



PHOTO (VENDOR)



PHOTO (VENDEE)

SALE DEED RS. 10,00,000=00
STAMP DUTY RS. 70,000=00
SERIAL NO. 4149 DATED 30/10/2012
ISSUED BY:- Sub Treasury Ballabgarh.

THIS SALE DEED is executed at Ballabgarh on this 30th day of October, 2012, by Sh. Anil Sunder S/o Sh. Amrik Sunder C/o House No. 1504, Dalip Mehta Sector 08, Faridabad Distt. Faridabad (Hr.) Through GPA Smt. Radha Devi W/o Sh. Tok Lal R/o House No. 5265, Huda, Sector 03, Faridabad Distt. Faridabad (Hr.), Vide GPA No. 12450 dt. 18.07.2001 S.R.-I, Delhi. (hereinafter called the Vendor/Seller).

IN FAVOUR OF

Sh. Deepak Prashad S/o Sh. Tok Lal R/o House No. 5265, Huda, Sector 03, Faridabad Distt. Faridabad (Hr.) (hereinafter called the Vendee/Purchaser).

ATTESTED

[Signature]

For Sub Registrar
Ballabgarh

Cont..p..2.

Radha

10 SEP 2020

दिनांक 30/10/2012

प्रलेख न: 8637

डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA

स्थित सेक्टर 3

तहसील/सब-तहसील बल्लभगढ़

गांव/शहर बल्लभगढ़

भवन का विवरण

भूमि का विवरण

निवासीय

16 Sq. Meters

धन संबंधी विवरण

राशि 1,000,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 70,000.00 रुपये

स्टाम्प की राशि 70,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये

पेस्टिंग शुल्क 3.00 रुपये

रुपये

Drafted By: B.M. vashista, Adv.

यह प्रलेख आज दिनांक 30/10/2012 दिन मंगलवार समय 3:12:00PM बजे श्री/श्रीमती/कुमारी Anil Sunder th. GPA पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tok Lal निवासी BLB द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Radha

श्री Anil Sunder th. GPA Radha Devi

उप/सयुक्त पंजीयन अधिकारी

बल्लभगढ़

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Deepak Prashad क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी R.K. Rawat, Adv. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी BLB व श्री/श्रीमती/कुमारी Rajender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shatru Singh निवासी BLB ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 30/10/2012

Kr. R. K. RAWAT
Advocate
Session Court Faridabad

उप/सयुक्त पंजीयन अधिकारी
बल्लभगढ़

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Whereas the Vendor is absolute and undisputed owner and in possession of Residential House No. 4552-C/LIG/GF, Pocket-II, Housing Board Colony, Sector 03, Faridabad Distt. Faridabad (Hr.) measuring 16 Sq.Mtrs. comprising of One Room, Kitchen, Bath & W.C. as per Conveyance deed bearing document No. 8617 Dated 30/10/2012 registered in the office of Sub Registrar, Ballabgarh. and the above said GPA is true has not been cancelled so far, and the owner is still alive.

WHEREAS the above said House is free from all sorts of encumbrances, such as sale, mortgage, gift, court stay, court decree, attachment, lien and family dispute etc. and no litigation regarding the said House is pending in any court of law and the Vendor is competent to sell the above said House.

AND whereas, due to need of money, the Vendor has sold the above said House to the vendee/purchasers for a total sale consideration of Rs. 10,00,000/- (Rupees Ten Lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That the entire sale consideration amounting to Rs. 10,00,000/- (Rupees Ten Lacs only) has/have been received by the Vendor from the Vendee before Sub Registrar, Ballabgarh. The details of which are as under:-

Amount Rs. 10,00,000/- by Cash.

- 2 That the Vendor/Seller has/have handed over the physical and symbolic possession of the said House to the vendee/purchaser along with full ownership rights and other rights in respect of the said House at the spot and now vendee has/have become the absolute full owner in possession of the aforesaid House.

ATTESTED

Cont..p..3..

For Sub Registrar
Ballabgarh

10 SEP 2020

Raddha



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That there is no dues regarding the said House on the date of Sale Deed. However, if any dues are raised by any single individual or Govt. Authority, **Housing Board/Huda/MCF** Authority to the period prior to this date shall be payable by the Seller/Vendor.

4. That the vendee will be fully entitled to get mutated/transferred the above said House under sale in his/her own name in the concerned, **Housing Board/Huda, MCF, DHBVNL** records and in other Government Departments, on the basis of this Sale Deed. That no restriction is imposed by Haryana Government for sale of the above said House.
5. That in case due to any defect in the title and ownership of the Vendor of the above said House under sale or its part, is found, the Vendor will be responsible and liable to pay whole loss amount to the vendee.

That the contents of these present are true and correct and if any time, hereinafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the House hereby conveyed or any part thereof, and as a result of the said defect in the title of the Vendor in part or whole of the said purchased goes out of the hand of the vendee and/or the vendee suffer any loss, then in that event, the Vendor shall be liable and responsible for the same and shall indemnify the vendee and pay it every sort of the losses, costs and damages suffered by the vendee on that account. That hereinafter the Vendor and his legal heirs have been left with no right title, interest claims or concern of any nature, in the residential **Residential House No. 4552-C/LIG/GF, Pocket-II, Housing Board Colony, Sector 03, Faridabad Distt. Faridabad (Hr.)** measuring **16 Sq.Mtrs.** and the vendee/purchaser has/have become the absolute owner in possession of the said House.

Cont....p....4.....

ATTESTED

For Sub Registrar
Ballabgarh

10 SEP 2020

Radha

Date: 03.12

Value as o

Sex.

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Floor

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8. That all the expenses of this sale deed has/have been borne by the vendee .

9. That all the original documents relating to the said House has/have been handed over to the vendee by the Vendor.

IN WITNESS WHEREOF, THIS SALE DEED IS EXECUTED AT FARIDABAD ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Smt. Radha Devi (GPA)

(VENDOR)

Radha

Voter ID No

MR/06/52/0826492

For 52 Newla Colony

D.F = 23-07-03

Sh. Deepak Prashad

(VENDEE)

Deepak Prashad

ATTESTED

For Sub Registrar
Ballabgarh

10 SEP 2020
DRAFTED BY:-

BRIJ MOHAN VASHISTA
Advocate
Distt. Court Faridabad

WITNESS : 2.

Rajender Singh S/o
Sh. Sharan Singh
R/o 5501, Sec-3 PAB
R. Singh -

WITNESS : 1

Kr. R. K. RAWAT
Advocate

Distt. & Session Court Faridabad

30 OCT 2012

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



PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASET)

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

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	:															



PERFECT VALUER

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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(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/-

(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

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

