

Ref. No. - dds/BR/2021/167b

RE-VALUATION REPORT OF RESIDENTIAL PROPERTY

DATE OF INSPECTION : 15.02.2021
DATE OF SUBMISSION OF REPORT : 16.02.2021

SITUATED AT
PROPERTY NO-564, KHASRA NO- 19/8, 9/2, 10/2,
VILLAGE NANGLI SAKRAWATE,
TEHSIL NAJAFGARH, NEW DELHI

OWNER
MR. SURAJ BHAN S/O MR. MOOL CHAND

PREPARED FOR
PNB, MCC, DEHRADUN

PREPARED BY
M/S. DE DESIGN STUDIO

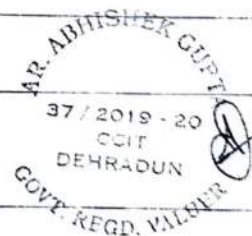


(As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which the report will be considered to be correct)

RE-VALUATION REPORT

Name & Address of Branch : PNB, MCC, Dehradun

| S.No. | Particulars | : Content |
|-------|--|--|
| I. | Introduction | |
| 1. | Name of Valuer | : Mr. Abhishek Gupta |
| 2. | Date of inspection | : 15.02.2021 |
| | Date of Valuation | : 16.02.2021 |
| 3. | Purpose of Valuation | : Information available at the Bank |
| 4. | Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership) | : Mr Suraj Bhan S/o Mr. Mool Chand R/o- 564, Sai Dham, Nangli Sakrawati, Najafgarh, Road, New Delhi. |
| 5. | Name of Bank/FI as applicable | : Punjab National Bank |
| 6. | Name of Developer of the Property (in case of developer built properties) | : - |
| 7. | Whether occupied by the owner / tenant? If occupied by tenant, since how long? | : Owner Occupied |
| II. | Physical Characteristics of the Asset | |
| 1. | Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka Mandal / District | : (Nearby Deep Hyundai) Property No- 564, Khasra No- 19/8, 9/2, 10/2, Nangli Sakrawate, Nangli Sakrawate, Tehsil Najafghar, New Delhi |
| 2. | Municipal Ward No. | : Ward No.- 134 |
| 3. | City / Town | : Najafghar |
| | Residential Area/ Commercial Area/ Industrial Area | : Mix- Use Area |
| 4. | Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural | : Middle Urban |
| 5. | Coming under Corporation limit/ Village Panchayat/ Municipality | : Under Nagar Nigam Limits |
| 6. | Postal address of the property | : Property No. 564, Village Nangli Sakrawate, Tehsil Najafghar, New Delhi |
| 7. | Latitude, Longitude and Coordinates of the site | : 28°37'16.7" N 76°59'54.8" E JXCX+GC |



| | | | |
|-----|--|---|--|
| 8. | Area of the plot/land | : | 2091.08 Sq. Mt (As per Sale Deed) |
| 9. | Layout plan of the area in which the property is located | : | Not Available |
| 10. | Development of surrounding areas | : | Developed surrounded by Mix- Use Area |
| 11. | Details of Roads abutting the property | : | Apprx. 2-3 Km from BL Bhardwaj Charitable Hospital Road |
| 12. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | : | Information Need to check with the Advocate's TIR Report |
| 13. | In case it is an agricultural land, any conversion to house site plots is contemplated | : | No |
| 14. | Boundaries of the Property | : | A. (As per TIR & Prev. VR) B. (Actuals As per Layout Plan) |
| | North | : | Road Road |
| | South | : | Other's Property Mr. Jain Open Land |
| | East | : | Road Road |
| | West | : | Other's Property Mr. Jain Factory, Khasra No- 12/05 |
| | Extent of the site | : | 2091.08 Sq. Mt 1826.04 Sq. Mt |
| | Extent of the site considered for valuation (least of 14 A & 14B) | : | 1826.04 Sq. Mt |
| 15. | Description of Adjoining properties | : | A. (As per Sale Deed) B. (Actuals As per Layout Plan) |
| | North | : | Not Mentioned 46'6" & 152'3" |
| | South | : | 203'6" |
| | East | : | 225'0" & 17'0" |
| | West | : | 46'10" & 192'9" |
| 16. | Survey no. if any | : | - |
| 17. | Type of Building (Residential/ Commercial/ Industrial) | : | Vacant Plot |
| 18. | Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations | : | 1 Floor (Ground Floor) Height -Aprx. 11' Height Year of Construction - Apprx. 1998 |
| 19. | Plinth area, Carpet area and Saleable area to be mentioned separately and clarified | : | Aprx. GF- 110.00 Sq. Ft |
| 20. | Any other aspect | : | - |

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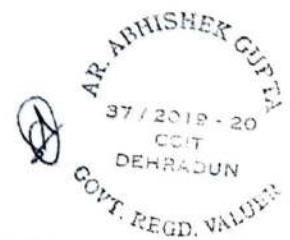
| III. Town Planning Parameters | | |
|-------------------------------|---|--|
| 1. | Master plan provisions related to the property in terms of land use | : Residential |
| 2. | Date of issue and validity of layout of approved map / plan | : Approved Map Not Available |
| 3. | Approved map / plan issuing authority | : - |
| 4. | Whether genuineness or authenticity of approved map / plan is verified | : - |
| 5. | Any other comments by our empanelled valuers on authentic of approved plan | : - |
| 6. | Planning area/zone | : DDA/ MCD |
| 7. | Development controls | |
| 8. | Zoning regulations | |
| 9. | FAR/FSI permitted and consumed | : - |
| 10. | Ground coverage | : - |
| 11. | Transferability of development rights if any, Building byelaw provisions as applicable to the property viz. setbacks, height restrictions, etc. | : Please refer with the Advocate's TIR Report |
| 12. | Comment on surrounding land uses and adjoining properties in terms of usage. | : Mix- Use |
| 13. | Comment on unauthorized constructions if any | : - |
| 14. | Comment on demolition proceedings if any | : No |
| 15. | Comment on compounding/ regularization proceedings | : - |
| 16. | Comment on whether OC has been issued or not | : - |
| 16. | Any other aspect | : Not Find Any |
| IV. Legal Aspects | | |
| 1. | Ownership documents | : 1. TIR Report by M/s V.M Thareja on dt. 08.03.18 |
| 2. | Names of Owner/s (In case of Joint or Co-ownership, Whether the shares are undivided or not?) | : Mr Suraj Bhan S/o Mr. Mool Chand |
| 3. | Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property. | : NA |
| 4. | Comment on whether the IP is independently accessible? | : Yes Independent Road Available |

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| 5. | Title verification, | : | Please refer with the Advocate's TIR Report |
| 6. | Details of leases if any, | : | |
| 7. | Ordinary status of freehold or leasehold including restriction on transfer, | : | |
| 8. | Agreements of easements if any, | : | |
| 9. | Notification for acquisition if any, | : | |
| 10. | Notification for road widening if any, | : | Not Find Any |
| 11. | Possibility of frequent flooding / submerging | : | |
| 12. | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | : | Please refer with the Advocate's TIR Report |
| 13. | Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report. | : | |
| 14. | Comment on transferability of the property ownership, | : | |
| 15. | Comment on existing mortgages/ charges/encumbrances on the property if any | : | |
| 16. | Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be | : | |
| 17. | Building plan sanction, illegal constructions if any done without plan sanction/violations. | : | Not Available |
| 18. | Any other aspect | : | - |

V. Economic Aspect

| | | | |
|----|---|---|----------------------------------|
| 1. | Details of ground rent payable, | : | Information not Available |
| 2. | Details of monthly rents being received if any, | : | |
| 3. | Taxes and other outgoings, | : | |
| 4. | Property insurance, | : | |
| 5. | Monthly maintenance charges, | : | |
| 6. | Security charges, etc | : | |
| 7. | Any other aspect | : | |



| | | |
|--------------|--|---|
| VI. | Socio-cultural Aspects | |
| 1. | Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc. | : Locality is a Mix- Use Locality with Industrial, Automobile Service Centers, Residential & Other Utility Area at the Radius of 1-2 Km. |
| VII. | Functional and Utilitarian Aspects | |
| | Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect | : - |
| VIII. | Infrastructure Availability | |
| | a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage | : : : - : - |
| | b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby | : : : : - : : |
| | c)Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces. | : At a Moderate Distance |
| IX. | Marketability | |
| | Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality. | : Demand & Supply is good. |



| Engineering and Technology Aspects | | |
|------------------------------------|---|--------------------------|
| X. | Type of construction, | : Load bearing |
| 1. | Materials and technology used, | : Conventional |
| 2. | Specifications, | : Info Not Available |
| 3. | Maintenance issues | : Average |
| 4. | Age of the building | : Apprx. 23 Years |
| 5. | Total life of the building, | : 65 Years |
| 6. | Extent of deterioration, | : Normal |
| 7. | Structural safety | : Can't Say |
| 8. | Protection against natural disasters viz. earthquakes, | : Can't Say |
| 9. | Visible damage in the building if any, | : No |
| 10. | Common facilities viz. lift, water pump, lights, security systems, etc., | : - |
| 11. | System of air-conditioning, | : - |
| 12. | Provision for firefighting, Copies of plans and elevations of the building to be included. | : - |
| XI | Environmental Factors | |
| 1. | Use of environment friendly building materials, Green building techniques if any, | : Not Find Any |
| 2. | Provision for rain water harvesting, | : |
| 3. | Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. | : |
| XII | Architectural and aesthetic quality | |
| | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. | : Old Looking Guard Room |
| XIII | In case of valuation of industrial property | |
| | 1) Proximity to residential areas 2) Availability of public transport facilities | : NA |

ANANISH K GUPTA
37/2019-20
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| XIV | Valuation | |
|-----|---|--|
| 1. | <p>Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p> | <p>: Valuation of the Land is as/per the Market Approach study in the Near-by Area, the Market Rate in the area ranges around Rs. 50000/- to Rs. 70000/- per Yrds. Therefore, depending on size & shape and location of Land. Market Rate has been considered Rs. 65000/- Sq. Yards. (Rs. 78000/- Sq. Mt). Due to 2 Side Road.</p> <p>Valuation of the Land is as per the Area mentioned in the Previous Valuation Report.</p> <p>Valuation of the Building is not considered due to unavailable of approved map as instructed by the Bank.</p> <p>Online study not Available & Physical Market study has been done by Mr. Surendra (9810986521, 9990901417) Property Dealer</p> <p>Detailed Sheet Mentioned Below At Annexure – I</p> |

DOCUMENT DETAILS:

DOCUMENT DETAILS:

| | | | | |
|-------------------------|----------|-----|---|--------------|
| Layout Plan | Yes / No | - | Name of Approving Authority | Approval No. |
| Building Plan | Yes / No | - | - | - |
| Construction Permission | Yes / No | - | | |
| Legal Documents | Yes / No | Yes | List of documents: By Bank: 1. TIR Report by M/s V.M Thareja on dt. 08.03.18 2. Previous Valuation Report by M/s Haripriya Associates on dt. 09.02.18 3. Previous Valuation Report by M/s Ratan Dev Garg on dt. 02.03.18 By Client: 1. On Site Measurement Layout | |

Area Chart of the Property

| | |
|--------------------|-------------------------------------|
| Site / Plot Area | 2091.08 Sq. Mt (As per Previous VR) |
| Plinth Area | Aprx. 110.00 Sq. Ft. (As per) |
| Total Covered Area | |



VALUATION (Annexure-I):

Market Rate Value of the Property :

| Sl. No | Description | Area | Unit | Rate (Rs.) | Dep. % | Amount |
|--------|--|---------|-------|------------|--------|--|
| i. | a) Land | 1826.04 | Sq. M | 78000/- | - | Rs. 14,24,31,120/- |
| | b) Building- R.C.C | - | Sq. M | - | - | - |
| | c) Steel Shed | - | Sq. M | - | - | - |
| | d) Boundary Wall / Pavements | | | | | Rs. 10,00,000/- |
| | e) Miscellaneous including Interiors & Other Service | | | | | - |
| | Total Present Fair Market Value | | | | | Rs. 14,34,31,120/- Say Rs. 14,50,00,000/- |
| ii. | Present Realizable Market Value of the Property (@ ~15% less) | | | | | Rs. 12,30,00,000/- (Rounded) |
| | | | | | | (Rupees Twelve Crore Thirty Lakh only) |
| iii. | Forced/ Distress Sale Value of Property (@ ~25% less) | | | | | Rs. 10,87,00,000/- (Rounded) |

Guideline Value / Value of IP as per Circle Rates:

| Description | Area | Unit | Rate (Rs.) | Multiple Factor | Amount (Rs.) |
|--|---------|-------|------------|-----------------|---------------------------|
| Land - for Residential Page - 24, Serial No- 3 C 61), Circle Rate - 13/01/20 | 2091.08 | Sq. M | 46200/- | - | Rs. 09,66,07,896/- |
| Building- RCC | | Sq. M | - | - | - |
| Steel Shed | - | Sq. M | - | - | - |
| Boundary Wall | - | R.M | - | - | - |
| Guideline (Circle) Value of Property | | | | | Rs. 09,66,07,896/- |

Summary of Valuation (Detailed at Annexure-I)

| | |
|-------------------------------|-------------------|
| i. Guideline Value | Rs. 09.66 Crore ✓ |
| ii. Present Fair Market Value | Rs. 14.50 Crore |
| iii. Realizable Market Value | Rs. 12.30 Crore ✓ |
| iv. Forced/ Distress Value | Rs. 10.87 Crore |

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Mention above.**