

# Akul Associates

Chartered Engineers, Approved Valuers, Planners, Structural & Interior Designers

Rajeev Gupta  
B.E. (civil), F.I.V, M.I.E,  
C.E., M.I.C.A., M.I.S.N.T  
SLA- 68140/1999  
CAT - 1, 254/2020, F- 11193/2002  
IBBI No.: -IBBI/RV/02/2019/11060

29/1, Savitri Nagar, Near Sheikh Sar  
Malviya Nagar, New Delhi,  
Tele:- 011-41864492  
M.No.: - 9837046992  
Email :- [akulassociates@yahoo.com](mailto:akulassociates@yahoo.com)  
[akulassociates@gmail.com](mailto:akulassociates@gmail.com)

Ref :- SB/SME 50/601/2020

Date :- 29.12.2020

To,  
The Chief Manager  
State Bank of India  
Neelam Chowk, Faridabad  
Haryana

**Subject:-** Report in respect of Valuation of immovable property for Banking Purpose

Dear Sir,

Please find below the details of the property visited for valuation:

Name of the Owner	:-	M/s Siddharta Metal & Tirupati Metal Fabrication through its owners Shri Janak Raj Bansal S/o Shri Budh Ram Bansal & Smt. Saroj Bansal W/o Shri Janak Raj Bansal
Address of Property	:-	House No. 1433, Sector-16, Urban Estate Faridabad, Tehsil & Distt.- Faridabad (Haryana).
Area of the Property	:-	292.64 sq.Mt (350.00 sq.yd)
Market Value ( Considered for Loan )	:-	₹ 315.09 Lacs
Realizable value	:-	90% of Market Value i.e ₹ 283.58 Lacs
Distress Value	:-	85% of Market Value i.e ₹ 267.83 Lacs

Thanking you,

Yours Truly



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## VALUATION REPORT

1.	Introduction		
			M/s Siddharta Metal & Tirupati Metal Fabrication through its owners
A	Name of the Property Owner	:-	Shri Janak Raj Bansal S/o Shri Budh Ram Bansal & Smt. Saroj Bansal W/o Shri Janak Raj Bansal
B	Purpose of Valuation	:-	Loan Purpose
C	Date of Inspection of Property	:-	28.12.2020
D	Date of Valuation Report	:-	29.12.2020
E	Name of the Developer of Property (in Case of Developer built properties)	:-	N/A

2A. Physical Characteristics of the Property			
	Location of the Property	:-	
i.	Nearby landmark	:-	Near Apna Park
ii	Postal Address of the Property	:-	House No. 1433, Sector-16, Urban Estate Faridabad, Tehsil & Distt.- Faridabad (Haryana).
iii	Area of the Land ( As per sale Deed)	:-	292.64 sq.Mt (350.00 sq.yd)
iv	Type of Land: Solid, Rocky, Marsh Land. Reclaimed land, Water – Logged, Land Locked	:-	Solid
v	Independent access / approach to the property with a Neighborhood layout map	:-	By all kind of Surface transportation
vi	Google Map Location of property with a Neighborhood layout map.	:-	N:- 28°24'27" E:- 77°19'30"
vii	Details of roads abutting the property	:-	30'-0" wide Road
viii	Description of adjoining the property / dimensions. (As per Sale Deed)	:-	As per deedAs per site
a	North	:-	75'-0"75'-0"
b	South	:-	75'-0"75'-0"
c	East	:-	42'-0"42'-0"
d	West	:-	42'-0"42'-0"



ix	Ward / Village / Taluka	:-	Urban Estate Faridabad
x	Sub-Registry	:-	-
xi	District	:-	Faridabad
xii	Any other aspect	:-	N/A

B	Area Details(Carpet Area and saleable area are to be mentioned separately and clarified )		
i	Plinth Area	:-	GF :- 188.13 sq.Mt & FF:- 154.12 sq.Mt
ii	Carpet area	:-	GF :- 169.32 sq.Mt & FF:- 138.71 sq.Mt
iii	Saleable Area	:-	GF :- 188.13 sq.Mt & FF:- 154.12 sq.Mt

C	Boundaries of the Properties		As per Documents	As per Actual
i	East	:-		Road 30 ft
ii	West	:-	NA	Other's Plot
iii	North	:-		Plot No. 1432
iv	South	:-		House No. 1434(Gupta's House)

3.	Town Planning Parameters	
i.	Master Plan provision related to property in terms of land use.	Residential
ii	FAR-Floor Area Ratio / FSI-Floor Space Index Permitted & Consumed.	N/A
iii	Ground Coverage	1.75
iv	Comment on whether OC-Occupancy, Certificate has been issued or not	N/A
v	Comment on unauthorized construction, If Any,	Nil
vi.a	Transferability of Developmental rights if any. Building BY-Laws provision as applicable to the property	N/A
b	Setbacks, height restriction etc.	Nil
vii	Planning Area/ Zone	Residential
viii	Developmental controls	Faridabad Development Authority
ix	Zoning Regulations	Faridabad
x	Comment on the surrounding land uses and adjoining properties in terms of use	Residential
xi	Comments on demolition proceedings. If Any,	No
xii	Comment on compounding/ regularization proceedings.	N/A
xiii	Any other Aspect.	N/A

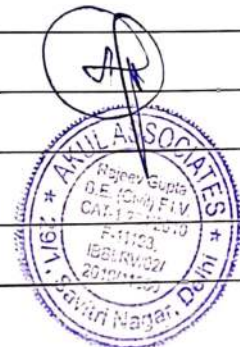


4.	<b>Document Details and Aspects of Property</b>	
	Ownership Documents	
a	i. Sale Deed, Gift Deed, Lease Deed / TIR ii. TIR of the Owner's	Copy of deed
b	Name of the Owner's	M/s Siddharta Metal & Tirupati Metal Fabrication through its owners Shri Janak Raj Bansal S/o Shri Budh Ram Bansal & Smt. Saroj Bansal W/o Shri Janak Raj Bansal
c	Ordinary status of freehold of leasehold including restriction on transfer.	Freehold
d	Agreement of easement If Any,	N/A
e	Notification of acquisition If Any	Nil
f	Notification of Road widening If Any	Nil
g	Heritage restriction, If Any	As per competent Authority
h	Comment on transferability of the property ownership	As per Legal Advisor
i	Comment on existing mortgages/ charges/encumbrances on the property, If Any	As per Legal Advisor
j	Comment on whether the owner of the property have issued any guarantee (Personal of corporate) as the case may be.	As per Legal Advisor
k	<b>Building plan Sanction:-</b>	
i	Authority approving the plan	Faridabad Development Authority
ii	Name of the office of the Authority	Faridabad Development Authority
iii	Any violation from the approved building plan	Approved plan not provided
iv	Whether property is Agricultural land, if Yes any conversion is contemplated.	No
m	Whether the Property is SARFAESI Compliant	Yes
n.i.	All legal documents, receipts related to electricity, Water tax Municipal tax and other building taxes to be verified and copies as applicable to be enclose with the report	Not Available
ii.	Observations on dispute or dues if any is payment of bulls/taxes to be reported.	As per Legal Advisor
o	Whether entire prices of the land on which the unit is set up/property is situated has been mortgages or to be mortgaged.	N/A
p	Qualification in TIR/Mitigation suggested. If Any.	Nil
q	Any other aspect	Nil
5.	<b>Economic Aspects of the Property</b>	
a.i.	Reasonable letting value.	N/A
ii.	If property is occupied by tenant.	Owner Occupied



A	Number of tenants	Nil
B	Since how long (regnant 0 wise)	N/A
C	Status of tenancy right	N/A
D	Rent received per month (tenant- wise) with a comparison of existing market rent	N/A
iii	Taxes and other outings	N/A
iv	Property insurance	Not Known
v	Monthly Maintenances charges	Not Known
vi	Security Charges	Not Known
vii	Any other aspect	N/A

6.	<b>Socio-cultural Aspects of the Property</b>	
i.	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic levels, locations of slums, squatter settlement nearby, etc.	No
ii.	Whether Property belong to social infrastructure like hospital, school, old age homes etc.	No
7.	<b>Functional and Utilitarian Aspect of the Property</b>	
i.	Description of the functionality and utility of the property in terms of	
a	Space allocation	Yes
b	Storage Spaces	Yes
c	Utility spaces provided within the building	Yes
d	Car parking facility	Yes
e	Balconies, etc	Yes
ii.	Any Other aspect	Nil
a	Description of aqua infrastructure availability in terms of.	
i	Water Supply	Yes
ii	Sewerage / Sanitation system underground or open, Storm water drainage.	Yes, Underground
b	Description of other infrastructure facilities viz.	
i	Solid Waste management	N/A
ii	Electricity	Available at Site
iii	Road and Public transport connectivity	Available at Site
iv	Availability of other public utility nearby	Available at Site



c	Social infrastructure in term of	Available within 1-3 kms
	i. School	
	ii. Medical faculties	
	iii. Recreational facility in term of parks and open space	

8.	<b>Marketability of the property</b>	
a	Marketability of the property in term of	
i	Lavational attributes	N/A
ii	Scarcity	No
iii	Demand and Supply of the kind of subject Property	Good
iv	Comparable sale prices in the locality	Good
b	Any other aspect which has relevance on the value or marketability of the property	Good
9.	<b>Engineering and Technology Aspect of the Property</b>	
i	Type of construction	Load Bearing structure/ RCC Framed Structure
ii	Material & technology used	Good
iii	Specifications of Door / Window	Wooden
iv	Maintenance issued	Good
v	Age of the building	18 years old
vi	Total life of the building	57 years
vii	Extent of deterioration	As per detail below
viii	Structural Safety	Yes
ix	Protection against natural disaster viz. earthquakes	Yes ( As appears from present the structure )
x	Visible damage in Building	Nil
xi	System of air - conditioning	Nil
xii	Provision of Firefighting	Nil
xiii	Copies of the plan and elevation of the building to be included	No
10.	<b>Environmental Factors</b>	
i	Use of environment friendly building materials, Greens Building techniques, If Any	No
ii	Provision of Rain water harvesting	No
iii	Use of Solar heating and lighting systems etc.	No
iv	Presence of environmental pollution in vicinity of the property in terms of industry, heavy traffic etc.	No



10.	<b>Architectural and Aesthetic quality of the property</b>	
i	Descriptive account on whether the building is modern, old fashioned, Plain looking or decorative heritage value, presence of landscape elements etc.	N/A
11.	<b>Valuation</b>	
i	Methodology of Valuation- procedures adopted for arriving at the valuation values may consider various approaches and state explicitly the reason for adopting particular approach and assumption made basics adopted with supporting data, comparable sales, and reconciliation of various factors on which final values judgment is arrived	Land & Building Method of valuation
ii	Prevailing market Rate/price trend of the property in the locality/city from property search sites vizmagickbricks.com, 99acres.com, Makaan.com etc, If Available	From local Enquire by property dealers & Local Person
iii	Guideline Rate obtained from Registrar's Office/State Govt. Gazette/Income Tax Notification.	Registrar's Office

iv	<b>Valuation of Property</b>			
	<b>Description</b>	<b>Area</b>	<b>Rate (₹ /sq.Mt.)</b>	<b>Amount</b>
i	Value of Land (As per circle rates)	292.64 sq.Mt	₹ 42000.00	₹ 1,22,90,880.00
ii	Value of Land (As per Market Rates)	292.64 sq.Mt	₹ 95500.00	₹ 2,79,47,120.00
	<b>Construction Cost</b>			
i	Basement Cost			₹ 00,000.00
ii	Semi Basement Cost			₹ 00,000.00
iii	Ground Floor Cost	188.13	₹ 13,500.00	₹ 25,39,755.00
iv	First Floor Cost	154.12	₹ 13,000.00	₹ 20,03,560.00
v	Second Floor Cost			₹ 00,000.00
vi	Third Floor Cost			₹ 00,000.00
v	Value of amenities		Lumpsum	₹ 00,000.00
vi	Depreciation			(-) ₹ 9,81,355.00
	<b>Total Cost of Property</b>			₹ 3,15,09,080.00
f	<b>Realizable Value</b>			₹ 2,83,58,172.00
h	<b>Rental value per month of similar unit</b>			₹ 15000.00 to ₹ 18000.00 per month approxi.



v.a.	Incase of variation of 20% or more in valuation proposed by the value and the guideline value provided in the state Govt. Notification or Income Tax, Gazette justification on variation has to be given.	Normally prevalent market rates higher than circle rates, because circle rates are based on area and road width. But at the time consideration prevalent market rate depend upon many factors such as, Location and locality of the property, Width of the property, corner location of the property, Park facing of the property, low level of the property & distance from main road.
b	Details of last two transactions in the locality / area to be provide, If Available	N/A

**Declaration.**

I here by declare that:

i	The Information provided is true and correct to the best of my knowledge and belief
ii	The Analysis and conclusions are limited by the reported assumptions and conditions.
iii	I have read the Hand / book on Policy, Standard and procedures for Real Estate Valuation by Bank and HFL's in India. 2011. Issued by IBA and MHB
iv	I have no direct or Indirect Interest in above property valued.
v	My authorized representative by the name of Rajeev Gupta who is also a 'valuer' has inspected the subject property on 28.12.2020
vi	I am a registered value under Section 34 AB of Wealth Tax Act, 1957. Category Immovable Property for valuing property up to As per Panel.
vii	I am not an approved value under SARFAESI ACT-2002 and am approved by the bank.
viii	I have not been empanelled or removed from any Bank / Financial Institution / Government Organization at any point of time in past.
ix	I have Submitted the Valuation Report (s) directly to the Bank.
x	Name and Address of the Valuer <b>Er. Rajeev Gupta,</b> <b>29/1, Savitri Nagar, Seikh Sarai Ph-I, Malviya Nagar, New Delhi</b> Email id :- <b>akulassociates@yahoo.com</b> Name of Valuer Association of which I am a bonfire member in good Wealth Tax Registration No. <b>CAT-1/254/2010</b> GST No. :- <b>09ABCPG3789M1Z4</b>

12.	Enclosures	
i.	Layout Plan Sketch of the Area in which the property is located with latitude and longitude.	Yes
ii.	Building Plan.	
iii.	Floor Plan.	



iv.	Photograph of the property (including gen – stamping with date) and owner (in case of housing loans, If borrower is available) including a "Selfie" of the Valuer at the site.	Yes
v.	Certified copy of the approved / Sanctioned Plan wherever applicable from the concerned office.	No
vi.	Google map Location of the Property.	Yes
vii.	Price trend of the property in the locality / city from property   locality / city from property search sites viz magickbricks.com, 99Acres.com, Makan.com. etc.	No
viii.	Any other relevant document / extracts. ( Copy of Circle Rate)	Yes

Date:-29.12.2020

Place:- New Delhi

Encl:-

Site photographs



## VALUATION OF BUILDING

1. TECHNICAL DETAIL OF THE BUILDING			
		Ground Floor	First Floor
a	Type of Building ( Residential / Commercial / Industrial )	Residential	Residential
b	Type of Construction ( Load Bearing / RCC / Steel Framed )	Load Bearing structure/ RCC Framed Structure	Load Bearing structure/ RCC Framed Structure
c	Year of Construction	18 years old	18 years old
i	Residual Life of the property	57 years	57 years
d	No. of Floors & Height of each Floor including Basement if any	10'-0" ft	10'-0" ft
e	Plinth Area floor wise	GF :- 188.13 sq.Mt	FF:- 154.12 sq.Mt
f	Condition of the Building	Good	Good
i	Exterior- Excellent, Good, Normal Poor	Good	Good
ii	Interior- Excellent, Good, Normal Poor	Good	Good
5	Doors & Windows ( Floor-wise )	Wooden	Wooden
6	Flooring ( Floor-wise )	Marble & Kota Stone Flooring	Marble & Kota Stone Flooring
7	Wall finishing ( Floor -wise )	Plastered	Plastered

F SPECIFICATION OF CONSTRUCTION ( FLOOR-WISE )			
	Construction Description	Ground Floor	First Floor
1	Specifications of : Foundation	Load Bearing structure/ RCC Framed Structure	Load Bearing structure/ RCC Framed Structure
2	Basement	Nil	Nil
3	Superstructure	9" thick work in CM	9" thick work in CM
4	Joinery / Doors / Windows	Wooden	Wooden
5	RCC Works	RCC Slab	RCC Slab
6	Plastering , Internal walls	Plastered	Plastered
	External walls	Plastered	Plastered
7	Flooring, Skirting, Dado	Marble & Kota Stone Flooring	Marble & Kota Stone Flooring
8	Special Finishing as Marble Granite, Wooden Paneling, Drills etc	Nil	Nil
9	Roofing including weather Proof Course	At terrace level	At terrace level
10	Drainage	Yes	Yes
11	Special Architectural or Decorative Features, if any	Nil	Nil



G	Compound Wall	Yes	-
i	Height & Length	5'-0" ht.	-
ii	Type of Construction	Load Bearing Structure	-
H	Electrical Installation	Yes	Yes
i	Type of wiring	Ordinary	Ordinary
ii	Class of Fittings Superior / Ordinary / Poor	Ordinary	Ordinary
iii	Number of Light points	As per requirement	As per requirement
v	(Fan Points	As per requirement	As per requirement
v	Spare plug point	As per requirement	As per requirement
vi	Any other item	As per requirement	As per requirement
I	Plumbing installation		
i	No. of water closets & their type	As per requirement	As per requirement
ii	Nos. of wash basins	As per requirement	As per requirement
iii	Nos. of Urinals	Nil	Nil
iv	Nos. of bath tubs	Nil	Nil
v	Water meters taps etc	Nil	Nil
vi	Any other fixtures	As per requirement	As per requirement

D	DETAILS OF VALUATION						
	Particulars of Item	Plinth Area.	Age	Replacement Rate	Replacement Cost	Depreciation	Net Value
	GF	188.13	18 yrs	₹ 13,500.00	₹ 25,39,755.00	₹ 5,48,587.00	₹ 19,91,168.00
	FF	154.12	18 yrs	₹ 13,000.00	₹ 20,03,560.00	₹ 4,32,768.00	₹ 15,70,792.00
	Total				₹ 45,43,315.00	₹ 9,81,355.00	₹ 35,61,960.00

E	EXTRA ITEMS	
1	Portico	Nil
2	Ornamental Front Door	Nil
3	Setout / Verandah with steel Grill	Nil
4	Overhead Water Tank	Included in the rates
5	Extra Steel / Collapsible Gates	Nil
	Total	₹ 00,000.00

F	AMENITIES	
1	Wardrobes	Nil
2	Glazed Tiles	Nil
3	Extra Sinks & Bath Tub	Nil
4	Marble / Ceramic Tile Flooring	Nil
5	Interior decorations	Nil
6	Architectural Elevation Works	Nil
7	Paneling Works	Nil
8	Aluminum Works	Nil



9	Aluminum / Steel Hand Rails.	Nil
10	False Ceiling	Nil
	Total	₹ 00,000.00

<b>G</b>	<b>MISCELLANEOUS</b>	
1	Separate Toilet Room	Nil
2	Separate Lumber Room	Nil
3	Separate Water Tank / Sump	Nil
4	Trees & Gardening	Nil
	Total (C )	₹ 00,000.00

<b>H</b>	<b>SERVICES</b>	
1	Water supply arrangement	Included in rates
2	Drainage arrangement	Included in rates
3	Compound Wall with Ms Gate	Yes
4	C.B. Deposit, Filling etc	Nil
5	Pavements	Nil
6	Mumty	Nil
	TOTAL	₹ 00,000.00

<b>I</b>	<b>TOTAL ABSTRACT OF THE ENTIRE PROPERTY</b>				
		Govt. Value	Market Value	Realizable Value 90%	Distress Value 85%
Part-A	Land	₹ 1,22,90,880.00	₹ 2,79,47,120.00	₹ 2,51,52,408.00	₹ 2,37,55,052.00
Part-B	Building	₹ 35,61,960.00	₹ 35,61,960.00	₹ 32,05,764.00	₹ 30,27,666.00
1	Extra Items		₹ 00,000.00	₹ 00,000.00	₹ 00,000.00
2	Amenities		₹ 00,000.00	₹ 00,000.00	₹ 00,000.00
3	Miscellaneous		₹ 00,000.00	₹ 00,000.00	₹ 00,000.00
4	Services		₹ 00,000.00	₹ 00,000.00	₹ 00,000.00
	<b>Total</b>	<b>₹ 1,58,52,840.00</b>	<b>₹ 3,15,09,080.00</b>	<b>₹ 2,83,58,172.00</b>	<b>₹ 2,67,82,718.00</b>
Or say ₹ 315.09 Lacs ( Three Crore fifteen lacs & nine thousand only ).					

As a result of my appraisal and analysis it is my unbiased opinion that the Present Market value of the above said property in the prevailing condition with aforesaid specifications is ₹ 315.09 Lacs ( Three Crore fifteen lacs & nine thousand only ).

Date:- 29.12.2020

Place:- New Delhi

Encl:- Site photographs

For Akul Associates

(Er. Rajeev Gupta)



# GOOGLE MAP

