

VIJAI AND ASSOCIATES

Ar. Vijai Prakash Gupta

GOVT. APPROVED & REGISTERED VALUER

CAT-1 I/216/2003

OFFICE:-2nd Floor 12/483, Mac Roberts Ganj, Kanpur.

Mo.9235668575

Date:- 18/1/2021

Ref:- VAL-04/SBI/DNGR/2020

To,
The RMSE
State Bank of India
RBO-II, Dada Nagar
Kanpur Nagar

Valuation Report

Valuation of property : Pvt. Shop No.- 3, on Ground Floor, on Building No.- 30, Hauz
bearing premises no. Khas, (near-Dear Park), New Delhi.
Name of the Owner : Mr. Harsh Khanna S/O Mr. H.L. Khanna
Global Position : Longitude 28°33'16.7"N
Latitude 77°11'40.3"E
For the purpose of : To determine the fair market value for equitable
mortgage/ collateral security.

Brief description of property

The valued property as per sale deed is a commercial shop at Ground Floor admeasuring 360.00 Sq.ft. i.e, 33.45 Sq.Mtr. Approx abutting on one side common passage. The valued property was purchased from Mr. Jai Raj Kumar S/O Mr. Jai Kishan Lal vide registered sale deed on dt. 11-02-2012 in consideration of Rs. 20,00,000.00.

The complete premises consist of Ground Floor + Four Storied only. The valued property situated at Ground Floor. The construction of the premises is about 18 years old. At the time of inspection the premises is let out to M/S Saint G. Leather Studio.

Sanctioned map of the premises is not available to us, hence we cannot comment on approved / unapproved area of construction. As per the directives of development authority the FSI/FAR of the complete premises is more. We are also not aware about the compounding of the valued portion would have been done. Any change / deviation found in the map from the actual, will lead to change in valuation. As the premises is already mortgaged we are providing our valuation report.

The premises is situated in commercial area of Mauza-Hauz Khas, New Delhi and the same is near to Dear Park.

Summarized Statement

1	Guideline Value (as per Circle Rate)	Rs.	86.65	Lacs
2	Fair Market Value	Rs.	172.64	Lacs
3	Realizable Value (90 %)	Rs.	155.37	Lacs
4	Distress /Forced Sale Value (85%)	Rs.	146.74	Lacs



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VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I.	GENERAL		
1	Purpose for which the valuation is made	:	To determine the fair market value for principal collateral security/equitable mortgage
2	a) Date of inspection	:	18/1/2021
	b) Date on which the valuation is made	:	18/1/2021
3	List of documents produced for perusal	:	Sale deed dated 11-02-2012
4	Name of the Owner (s) and his / their address with phone no.	:	Mr. Harsh Khanna S/O Mr. H.L. Khanna
5	Brief description of the property	:	The property under consideration in G+4 commercial building
	Leasehold/freehold: description of	:	Free hold
6	Location of property		
	a) Plot No. / Survey No.	:	Pvt. Shop No.- 3, on Ground Floor
	b) Door No.	:	Pvt. Shop No.- 3, on Ground Floor
	c) T. S. No. / Village	:	Hauz Khas
	d) Ward / Taluka	:	Hauz Khas
	e) Mandal / District	:	New Delhi
6.1	Mention Road / Street Number and Name	:	Secondary road from Sri Aurobindo Marg
6.2	Mention the nearest public transit point	:	Nearby
7	Postal address of the property	:	Pvt. Shop No.- 3, on Ground Floor, on Building No.- 30, Hauz Khas, (near-Dear Park), New Delhi.
8	City / Town	:	New Delhi
	Residential Area	:	N..A.
	Commercial Area	:	Commercial
	Industrial Area	:	N.A.



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9	Classification of the area	:	
i)	High / Middle / Poor	:	Middle
ii)	Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	DDA
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	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Non agricultural
13	Boundaries of the property		As per Deed
	North	:	Others Property
	South	:	Passage for Entrance
	East	:	Shop No.- 4
	West	:	Shop No.- 5
	Boundaries of the property		As per Site
	North	:	Others Property
	South	:	Common passage
	East	:	Shop No.- 4
	West	:	Shop No.- 5
14.1	Dimensions of the site		As per Deed As per actual
	North	:	As per site plan of sale deed
	South	:	
	East	:	
	West	:	



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14.2	Latitude, Longitude and Coordinates of the site	:	28°33'16.7"N 77°11'40.3"E
15	Extent of the site	:	33.46 Sq.Mt.
16	Extent of the site considered for valuation (least of 14 A & 14 B	:	33.46 Sq.Mt.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Letout to tenant Rented to M/s Saint G. leather Studio
II.	CHARACTERISTICS OF THE SITE		
1	Classification of locality	:	Commercial locality
2	Development of surrounding areas	:	Commercial building in surrounding areas
3	Possibility of frequent flooding / sub-merging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Nearby
5	Level of land with topographical conditions	:	Plain & leveled
6	Shape of land	:	Regular shape
7	Type of use to which it can be put	:	Commercial
8	Any usage restriction	:	Commercial
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	yes
12	Type of road available at present	:	Bitumen Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 Ft. wide road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Yes
17	Is power supply available at the site?	:	yes
18	Advantage of the site	:	
	1	:	Good Commercial locality
	2	:	Good Marketability & High Demand
19	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)	:	None



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Part – A (Valuation of land)

1	Size of plot		
	North & South	:	As per site plan of sale
	East & West	:	deed
2	Total extent of the plot	:	33.457 Sq.Mt.
3	Prevailing market rate	:	480000 to 520000
			per sq.mt.
	(Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	No transaction details available. The rates have been considered as per the inquiry among local property dealers.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	246000.00 per sq.mt.
5	Assessed / adopted rate of valuation	:	500000.00 per sq.mt.
6	Estimated value of land	:	Rs. 16728500.00

Part – B (Valuation of Building)

1	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Residential
b)	Type of construction (Load bearing /RCC / Steel Framed)	:	RCC framedstructure
c)	Year of construction	:	2002
d)	Number of floors and height of each floor including basement, if any	:	G+4 Storied building (10ft. Each Floor)
e)	Plinth area floor-wise		
	Super Built up Area of the shop	:	33.46 Sq.Mt.
f)	Condition of the building		
i)	Exterior – Excellent, Good, Normal, Poor	:	Normal
ii)	Inferior - Excellent, Good,Normal, Poor	:	Normal
g)	Date of issue and validity of layout of approved map / plan	:	Not provided
h)	Approved map / plan issuing authority	:	DDA
i)	Whether genuineness or authenticity of approved map / plan is verified	:	No
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	NO



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Specifications of construction (floor-wise) in respect of

S.No.	Description	G.F.		
1	Foundation	RCC		
2	Basement	N.A.		
3	Superstructure	RCC		
4	Joinery / Doors & Windows (please furnish details about size of frames, teak wood shutters, 4mm glass, salwood door frames, glazing, fitting etc. and specify the species of timber)	Wooden & M.S		
5	RCC works	Yes		
6	Plastering	Yes		
7	Flooring, Skirting, dadoing	Marble		
8	Special finish as marble, granite, wooden paneling, grills, etc	Yes		
9	Roofing including weather proof course	RCC		
10	Drainage	Yes		
S.No.	Description			
2	Compound wall	No		
	Height	0.00	Mt.	
	Length	0.00	R. Mt.	
	Type of construction	N.A.		
3	Electrical installation	Yes		
	Type of wiring	Internal		
	Class of fittings (superior / ordinary / poor)	Ordinary		
	Number of light points	15		
	Fan points	2		
	Spare plug points	5		
	Any other item	0		
4	Plumbing installation			
	a)No. of water closets and their type			
	b)No. of wash basins			
	c)No. of urinals			
	d)No. of bath tubs			
	e)Water meter, taps, etc.			
	f)Any other fixtures			

Shop in the market with common amenities



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Details of valuation

Sr.no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.
1	Super Built up Area of the shop	33.46	10 Ft.	18	16000	535312.00	0

Total=

Part C- (Extra Items)

		(Amount in Rs.)
1	Portico	0
2	Ornamental front door	0
3	Sit out/ Verandah with steel grills	0
4	Overhead water tank	0
5	Extra steel/ collapsible gates	Nil
	Total	0.00

Part D- (Amenities)

		(Amount in Rs.)
1	Wardrobes	0.00
2	Glazed tiles	0.00
3	Extra sinks and bath tub	0.00
4	Marble / ceramic tiles flooring Italian Marble	0.00
5	Interior decorations	0.00
6	Architectural elevation works	0.00
7	Paneling works	0.00
8	Aluminum works	0.00
9	Aluminum hand rails	0.00
10	False ceiling	0.00
	Ground Floor	0 Sq. Mtr.
	Total =	0.00



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Detailed Calculation

A- Guideline Value(As per Circle Rate)

Value of Land

Circle Rate 246000.00 sq.mt.

Land area 33.46 sq. mt.

Value of land 33.46 sq. mt. @ 246000.00 8230422.00

Total Value 8230422.00

Value of Building

	Covered area	Rate	
1 Ground Floor	33.46 sq. mt.	@ 13000 Rs.	434941.00
Hence Value of Construction			434941.00

Hence Guidline Value (as per Circle rate) Value of land + Value of construction

Land Value Rs. 8230422.00

Construction value Rs. 434941.00

Total = 8665363.00

Say (in Lacs) 86.65



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(Amount in Rs.)

Part E- (Miscellaneous)

1	Separate toilet room	:	NIL
2	Separate lumber room	:	NIL
3	Separate water tank/ sump	:	NIL
4	Trees, gardening	:	NIL
	Total		NIL

(Amount in Rs.)

Part F- (Services)

1	Water supply arrangements	:	0.00
2	Drainage arrangements	:	0.00
3	Compound wall	:	0.00
4	C. B. deposits, fittings etc.	:	0.00
5	Pavement	:	0.00
	Total	:	0.00

Total abstract of the entire property

Part- A	Land	:	16728500.00
Part- B	Building	:	535312.00
Part- C	Extra Items	:	0.00
Part- D	Amenities	:	0.00
Part- E	Miscellaneous(Main gate)	:	0.00
Part- F	Services	:	0.00
	Total	:	17263812.00
	Say	:	172.64

As a result of my appraisal and analysis, it is my considered opinion that the present

1	Fair Market Value	:	Rs.	172.64 Lacs
2	Guide Line Value	:	Rs.	86.65 Lacs
3	Distress value (85%)	:	Rs.	146.74 Lacs
4	Realizable Value (90%)	:	Rs.	155.37 Lacs

Signature

Place: 18/1/2021

Date: Kanpur

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