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13

REPORT FORMAT: V-L1 (Composite) | Version: 9.0_2019

FILE NO. RKA/FY20-21/DDN-381 **DATED:11/03/2021**

VALUATION ASSESSMENT

Discrepancies in Two Reports not comparable.

OF

COMMERCIAL SHOP

SITUATED AT

SHOP NO. FF-33 ON FIRST FLOOR IN COMPLEX OMAXE SQUARE, ON PLOT NO. 14 IN NON HIERARCHIAL COMMERCIAL CENTRE, JASOLA, NEW DELHI

OWNER/S

MR. SATISH KUMAR S/O LATE MR. DESH RAJ & MRS. PARVEEN ARORA W/O MR. SATISH KUMAR

A/C M/S GOGOAL HYDRO POWER PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, RANIPUR, HARIDWAR

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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, SME Branch, Ranipur, Haridwar
Name of Customer (s)/ Borrower Unit	M/S Gogoal Hydro Power Private Limited

GENERAL

	Purpose for which the valuation is made		Periodic Re-Valuation for Bank		
	a)	Date of inspection	03 March 2021		
	b)	Date on which the valuation is made	11 March 2021		
	List of documents produced for perusal		**Documents Requested**	**Documents Provided**	**Documents Reference No.**
			Total **04** documents requested.	Total **01** documents provided.	**01**
			Copy of TIR	Copy of TIRs	Date: 15/03/2018
			Allottment Papers	None	--
			Last paid Municipla Tax receipt	None	--
			Last paid Electricity Bill	None	----
4.	Name of the owner/s		Mr. Satish Kumar s/o late Mr. Desh raj & Mrs. Parveen Arora W/o Mr. Satish Kumar		
	Address and Phone no. of the owner/s		E- 60, Industrial Area, Haridwar, Uttrakhand (249401)		
5.	Brief description of the property		This opinion on valuation report is prepared for the commercial Shop situated at aforesaid address having total super area measuring 50.38 sq.mtr / 542.28 sq.ft. As per copy of TIR provided to us by the bank. This is a free hold property currently owned by Mr. Satish Kumar and Mrs. Parveen Arora. The subject property is located in a low rise commercial complex called Omaxe Square comprising 2 Basements+Ground+05 Floors . The subject property is a commercial office unit in the name of M/S Gogoal Hydro Power Private Limited. The subject property is located Approx 400 mtr away from Mathura Road and having 80 ft KOS Minar road as approach road This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked		

			us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.
	Location of property		
	a)	Plot No. / Survey No.	14
	b)	Door No.	FF-33
	c)	T. S. No. / Village	NA
	d)	Ward / Taluka	Jasola
	e)	Mandal / District	Delhi
	f)	Date of issue and validity of layout of approved map / plan	Map Not Provided to Us.
	g)	Approved map / plan issuing authority	Map Not Provided to Us
	h)	Whether genuineness or authenticity of approved map / plan is verified	(Map Not Provided to Us)
	i)	Any other comments by our empanelled valuers on authenticity of approved plan	NA
7.	Postal address of the property		Shop No. FF-33 on First Floor in Complex Omaxe square, on Plot No. 14 In Non Hierarchical Commercial Centre, Jasola, New Delhi
8.	a)	City / Town	Delhi
	b)	Residential Area	Yes
	c)	Commercial Area	No
	d)	Industrial Area	No
9.	Classification of the area		
	a)	High / Middle / Poor	Within Good Urban Developed Area.
	b)	Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit/ Village Panchayat / Municipality		NA
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area		NA
12.	**Boundaries of the property**		
	Are Boundaries matched		No, boundaries are not mentioned in the documents.

Directions	As per Agreement to Sale/TIR	Actual found at Site
North	Not mentioned in the documents	Open Area of Complex
South	Not mentioned in the documents	Other Office
East	Not mentioned in the documents	Open lane
West	Not mentioned in the documents	FF-43

13.	**Dimensions of the site**	A	B

	As per the Deed	Actuals
North	Not mentioned in the documents	Not measurable at the site
South	Not mentioned in the documents	Not measurable at the site
East	Not mentioned in the documents	Not measurable at the site
West	Not mentioned in the documents	Not measurable at the site

.	Extent of the site	50.38 sq.mtr./ 542.28 sq.ft.
1	Latitude, Longitude & Co-ordinates of Flat	28°32'21.996"N 77°17'11.483"E
5.	Extent of the site considered for valuation (least of 13 A & 13 B)	50.38 sq.mtr./ 542.28 sq.ft.
6.	Whether occupied by the owner / tenant?	In possession of owner
	If occupied by tenant, since how long?	NA
	Rent received per month.	NA

I.			APARTMENT BUILDING
1.	Nature of the Apartment		Office in a multistoried buildiing
2.	Location		Shop No. FF-33 On First Floor in Complex Omaxe Square, On Plot No. 14 In Non-Hierarchical Commercial Centre, Jasola , New Delhi
3.	a)	T. S. No.	NA
	b)	Block No.	NA
	c)	Ward No.	NA
	d)	Village/ Municipality / Corporation	South Delhi Municipal Corporation (SDMC)
	e)	Door No., Street or Road (Pin Code)	FF-33
4.	Description of the locality		Commercial
5.	Year of Construction		15 years
6.	Number of Floors		Office in a multistoried buildiing
7.	Type of Structure		RCC framed pillar, beam, column structure on RCC slab
8.	Number of Dwelling units in the building		No such information provided during the site survey
9.	Quality of Construction		Good
10.	Appearance of the Building		Good
11.	Maintenance of the Building		Good
12.	Facilities Available		
13.	a)	Lift	Yes
	b)	Protected Water Supply	Yes
	c)	Underground Sewerage	Yes
	d)	Car Parking - Open/ Covered	Yes (On stilt floor)
	e)	Is Compound wall existing?	Yes
	f)	Is pavement laid around the Building	Yes

III			OFFICE SPACE
1.	The floor on which the Unit is situated		1st Floor
2.	Door No. of the Unit		FF-33
3.	Specifications of the Unit		---
	a)	Roof	RCC
	b)	Flooring	Vitrified tiles
	c)	Doors	Wooden frame with glass panel doors
	a)	Windows	Wooden frame with glass panel windows
	b)	Fittings	Internal/ Normal quality fittings used
	c)	Finishing	Simple Plastered Walls
	a)	House Tax	No details provided to us

	Assessment No.	No details provided to us
b)	Tax paid in the name of	No details provided to us
	Tax amount	No details provided to us
a)	Electricity Service Connection no.	---
b)	Meter Card is in the name of	---
	How is the maintenance of the Unit?	Good
	Sale Deed executed in the name of	Mr. Satish Kumar S/O Late Mr. Desh Raj & Mrs. Parveen Arora W/O Mr. Satish Kumar
	What is the undivided area of land as per Sale Deed?	NA
	What is the plinth area of the Unit?	50.38 sq.mtr./ 542.28 sq.ft.
0.	What is the floor space index (app.)	--
1.	What is the Carpet Area of the Unit?	31.15 sq. mtr. / 335.37 sqft (As per site measurement)
2.	Is it Posh/ I class / Medium / Ordinary?	Within good urban developed area
3.	Is it being used for Commercial or Commercial purpose?	Commercial
14.	Is it Owner-occupied or let out?	In Possession of Owner
15.	If rented, what is the monthly rent?	NA

/	MARKETABILITY		
1.	How is the marketability?	Property Is Located at Urban Developed Area	
2.	What are the factors favoring for an extra Potential Value?	Within Good Urban Developed Area	
3.	Any negative factors are observed which affect the market value in general?	No	---

V	RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	As per the discussion with market participants of the subject locality we came to know that the prevailing market value of 500 sq.ft. Commercial office in subject locality is between Rs. 15,000/- per sq.ft to Rs 20,000/- per sq.ft on super area Keeping all those factors into the consideration that may affect the value of this property we have adopted the rate of Rs. 16,000/- per sq. ft on super area. Which seems reasonable in our opinion.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	Not applicable since the valuation is done by Comparable Market Rate Approach
3.	Break - up for the rate	
	i. Building + Services	Cannot separate in these components since only composite rate available in the market
	ii. Land + Others	NA
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 55,86,134/- (for commercial unit)

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION
a.	Depreciated building rate

Replacement cost of Unit with Services {V (3)i}	Not applicable separately since the composite rates available in the market take care of this aspect inherently
Age of the building	Approx. 15 years (Purchased in 2005)
Life of the building estimated	Approx. 45 to 55 years, subjected to timely maintenance
Depreciation percentage assuming the salvage value as 10%	Not applicable separately since the composite rates available in the market take care of this aspect inherently
Depreciated Ratio of the building	Not applicable separately since the composite rates available in the market take care of this aspect inherently
Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Not applicable separately since the composite rates available in the market take care of this aspect inherently
Rate for Land & other V (3)ii	Not applicable separately since the composite rates available in the market take care of this aspect inherently
Total Composite Rate	Rs.16,000/- per sq. ft. on super area

I	DETAILS OF VALUATION			
r. o.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the Unit (incl. car parking, if provided)	01	**For commercial office** = Rs.15,000/- to Rs. 20,000/- per sq.ft. for covered area.	**Total = Rs.82,00,000/- to Rs. 1,09,00,000/-**
2.	Wardrobes	The composite rate for the property available in the market and according to which this property has been valued is inherently inclusive of all these components and these are not valued separately. The valuation is done on comparable market rate approach and hence these items cannot be valued separately to arrive at the market value of the property.		
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			
11.	**Total**	01	**For Commercial office unit** = Rs. 16,000 /- per sq. ft. on super area.	**Total = Rs. 86,76,480/-**

VII.	VALUATION ASSESSMENT		
A.	ASSESSMENT FACTORS		
i.	Valuation Type	Built-up unit value (sold-purchased as a seperate dwelling unit)	Commercial Office Value
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.	
iii.	Property Use factor	**Current Use**	**Highest & Best Use**
		Commercial	Commercial
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services.	

		Verification of authenticity of documents from originals or cross checking from any Govt. deptt. Have to be taken care by Legal expert/ Advocate.			
Land Physical factors		**Shape**	**Size**	**Level**	**Frontage to depth ratio**
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
Property location category factor		**City Categorization**	**Locality Categorization**	**Property location classification**	**Floor Level**
		Metro City	Good	On Wide Road	1st Floor
		Urban	Within good urban developed area	Near to Metro Station	
				Not Applicable	
		Property Facing	North Facing		
	Any New Development in surrounding area	Work in Progress of Hotel			
	Any specific advantage/ drawback in the property	No			
	Property overall usability Factor	Good			
	Comment on Property Salebility Outlook	Easily sellable			
	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.			
xiii.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiv.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xv.	Methodology/ Basis of Valuation	**Govt. Guideline Value: Government of N.C.T Delhi**			
		Market Value: Market Comparable Sales approach			
		Valuation of the asset is done as found on as-is-where basis.			

Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.

For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.

References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.

Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.

The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or

item wise analysis. Analysis done is a general assessment and is not investigative in nature.

Fair Market Value# *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.*

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value^ *is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.*

Forced/ Distress Sale Value* *is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.*

Liquidation Value *is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.*

Difference between Cost, Price & Value: *Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning, premise and also having different definitions in the professional & legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.*

The ***Cost*** *of an asset represents the actual amount spend in the construction/ actual creation of the asset.*

The ***Price*** *is the amount paid for the procurement of the same asset.*

	*The **Value** is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. Needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.* *Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*		
References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*	1.	Name:	Mr. Dealer (Property Consultant)
		Contact No.:	+91-8376991956
		Nature of reference:	Property Consultant
		Size of the Property:	Approx. 500 sq.ft.
		Location:	DLF Tower-A
		Rates/ Price informed:	Approx. Rs 15,000/- to 20,000/- per sq.ft. on super area.
		Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer we came to know that the rates of commercial Shop in the concerned area on First floor were Approx. Rs.75,00,000/- to Rs 1,00,00,000/- for 500 Sqft for Commercial Unit on super area.
	2.	Name:	Mr. Bhatt (Property Consultant)
		Contact No.:	+91- 9818552032
		Nature of reference:	Property Consultant
		Size of the Property:	Approx 500 sq.ft.
		Location:	Omaxe square
		Rates/ Price informed:	Approx. Rs 15,000/- to 20,000/- per sq.ft. on super area. At different floors
		Any other details/ Discussion held:	As per the discussion held with the above mentioned property dealer we came to know that the rates of commercial Shop in the concerned area on First floor were Approx Rs.75,00,000/- to Rs 1,00,00,000/- i.e, calculated to be Approx. Rs 15,000/- to 20,000/- per sq.ft. on super area. The per square feet rate goes up as the unit size decreases.
	3.	Name:	NA
		Contact No.:	NA
		Nature of reference:	NA
		Size of the Property:	NA
		Location:	NA
		Rates/ Price informed:	NA
		Any other details/ Discussion held:	NA
	NOTE: The given information above can be independently verified to know its authenticity.		
xvii.	Adopted Rates Justification	*During our micro market survey and discussion with local property / people dealers we came to know following information:* *1.The subject property located in Omaxe Square, Jasola, New Delhi.*	

	2.The demand of the Commercial Shop in this locality is good but the availability is average. *3.The on-going market rate for the commercial offices located within vicinity is ranging in between; Rs. 15,000 to Rs. 20,000/-.per sq. ft* *4. The inquired properties are located Approx. 1 Km. away from Jasola metro station.* *Keeping all the above-mentioned points, factors like (size, Shape & location) into the consideration, we have adopted the rate of Rs16,000/- per sq. ft which seems to be reasonable in our view.*

VALUATION CALCULATION			
GUIDELINE/ CIRCLE VALUE			
Land Value *(Not considered since this is a built-up unit valuation)*	**Total Land Area considered as per documents/ site survey** *(whichever is less)*	**Prevailing Rates Range**	**Rates adopted** (considering all characteristics& assessment factors of the property)
	NA	NA	NA
Total Land Value (a)	NA		
	NA		
Built-up Dwelling Unit Value	**Built-Up unit value**		
	Structure Type	**Construction category**	**Age Factor**
	RCC framed pillar, beam, column structure on RCC slab	Class B construction (Good)	10-15 years old construction
	Rate range	**Rate adopted**	**Super Area**
	---	--	50.38sq. mtr/ 542.28 sq. ft.
Total Built-up Dwelling Unit Value (b)	--		
	Rs. 55,86,134/-		
TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	**Rs. 55,86,134/-**		

b.	INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE			
i.	**Land Value** *(Not considered since this is a built-up unit valuation)*	**Total Land Area considered as per documents/ site survey** *(whichever is less)*	**Prevailing Rates Range**	**Rate adopted** (considering all characteristics& assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)	NA		
		NA		
ii.	**Built-up Dwelling Unit Value**	**Built-Up unit value**		
		Structure Type	**Construction category**	**Structure Condition**

	RCC load bearing structure on pillar beam column and 9" brick walls	Class B construction (Good)	Good
	Age Factor		**Super Area**
	10-15 years old construction		50.38sq. mtr/ 542.28 sq. ft
	Rate range		**Rate adopted**
	Rs.15,000/- to Rs.20,000/- per sq. ft		Rs. 16,000/- per sq. ft
Total Built-up Dwelling Unit Value Value (b)	**Rs. 16,000/- per sq.ft. X 542.28 sq.ft.**		
	Rs. 86,76,480/-		
TOTAL VALUE: (a+b+c+d+e)	**Rs. 86,76,480/-**		
Additional Premium if any	**NA**		
Details/ Justification	NA		
Deductions charged if any	**NA**		
Details/ Justification	NA		
TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)	**Rs. 86,76,480/-**		
ROUND OFF	**Rs. 87,00,000/-**		
IN WORDS	**Rupees Eighty Seven Lakhs Only.**		
EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)	**Rs.73,95,000/-**		
EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)	**Rs.65,25,000/-**		
VALUE FOR THE INSURANCE PURPOSE	**NA**		
Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors		
i. **Concluding comments & Disclosures if any**	1. This is a commercial complex and the subject property is located at first floor being used as a free hold commercial office unit. 2. At present, the office is self-occupied by M/s Gogoal Hydro Power Private Limited 3. Presently the property market is not under a free-market condition due to COVID Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the COVID Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration. 4. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.		

We Concur with the value
Discreet Enquiries made and
valuation seems reasonable

ENCLOSURE: II- REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

Ready to move Office Space for sale in Jasola

₹ 45 Lac
₹ 16,853/sq.ft.

267 sq.ft.
(25 sq.m.) Carpet Area

This is my personal for sale 4500000, contact direct no delear

PRE LEASED | RESALE | READY TO MOVE

Posted on 14th Jan, 2021 by Owner
Mohd Ghalib Akhtar

View Phone Number | Contact Owner

Ready to move Office Space for sale in Jasola
Splendor Forum

₹ 1.8 Cr
₹ 19,977/sq.ft.

901 sq.ft.
(84 sq.m.) Carpet Area

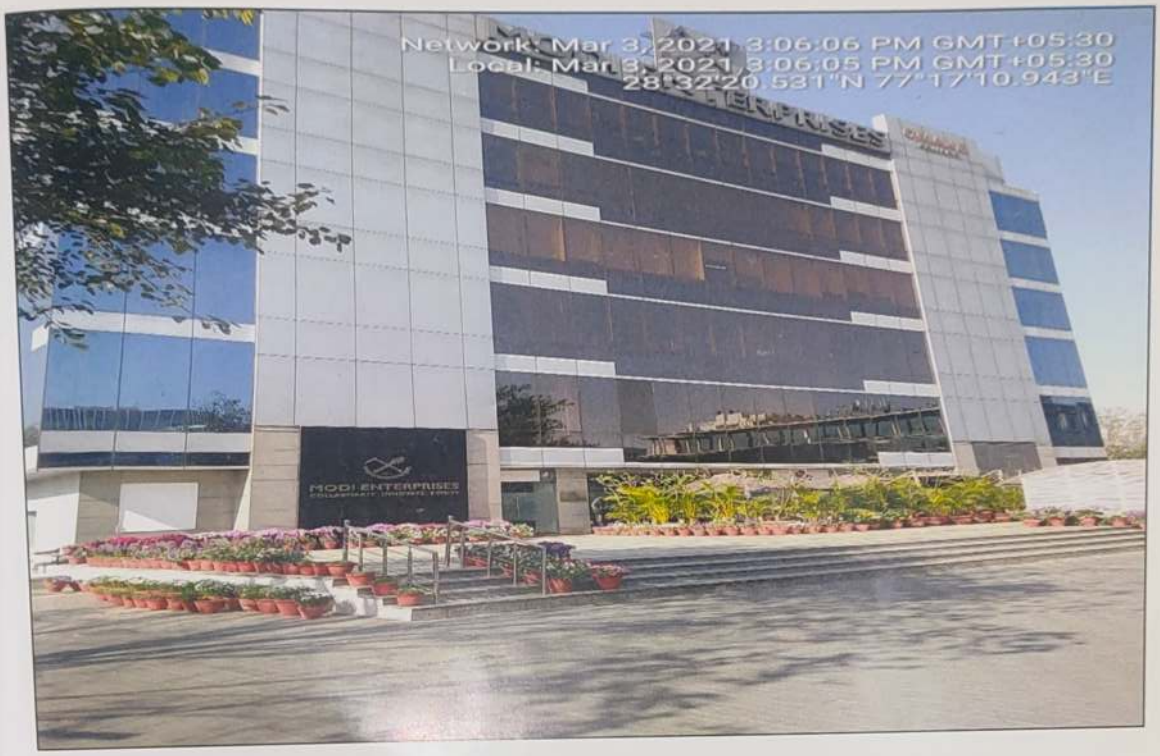
Jasola, splendor forum, 901 sqft, @1.80 cr., 7.21 lacs refundable for ... more

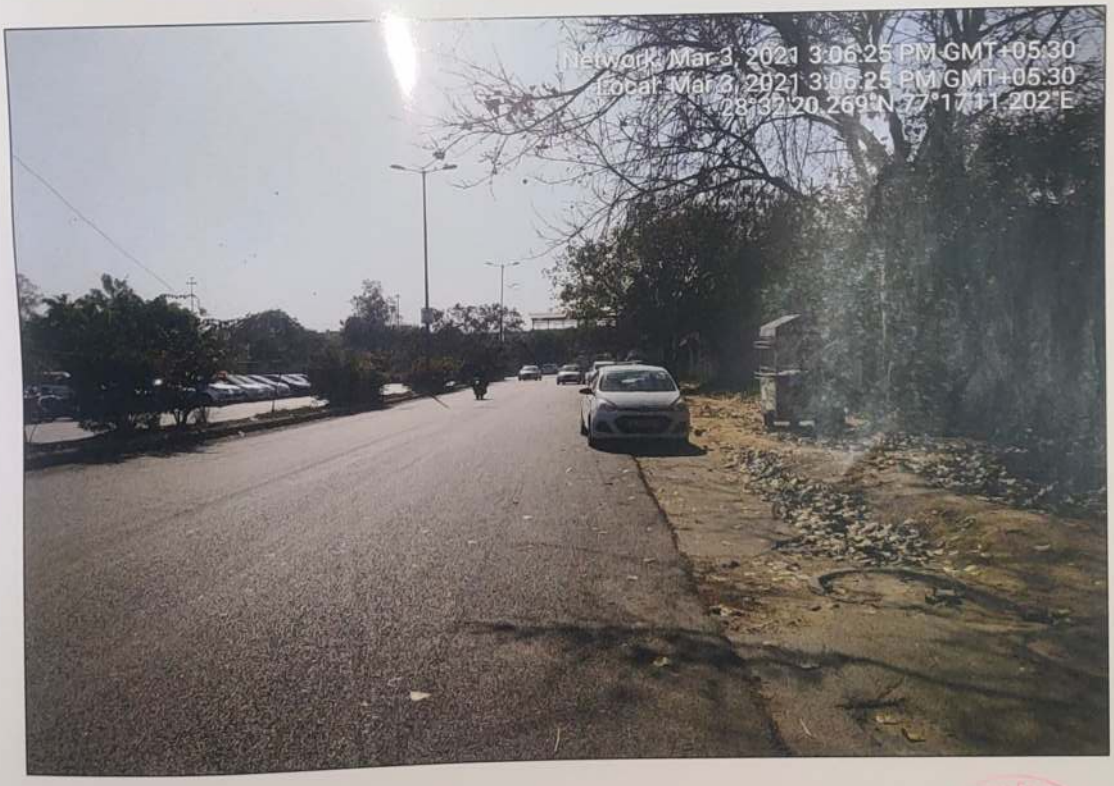
RESALE | READY TO MOVE

Posted on 22nd Feb, 2021 by Dealer
ROYALE REALTORS (INDIA)

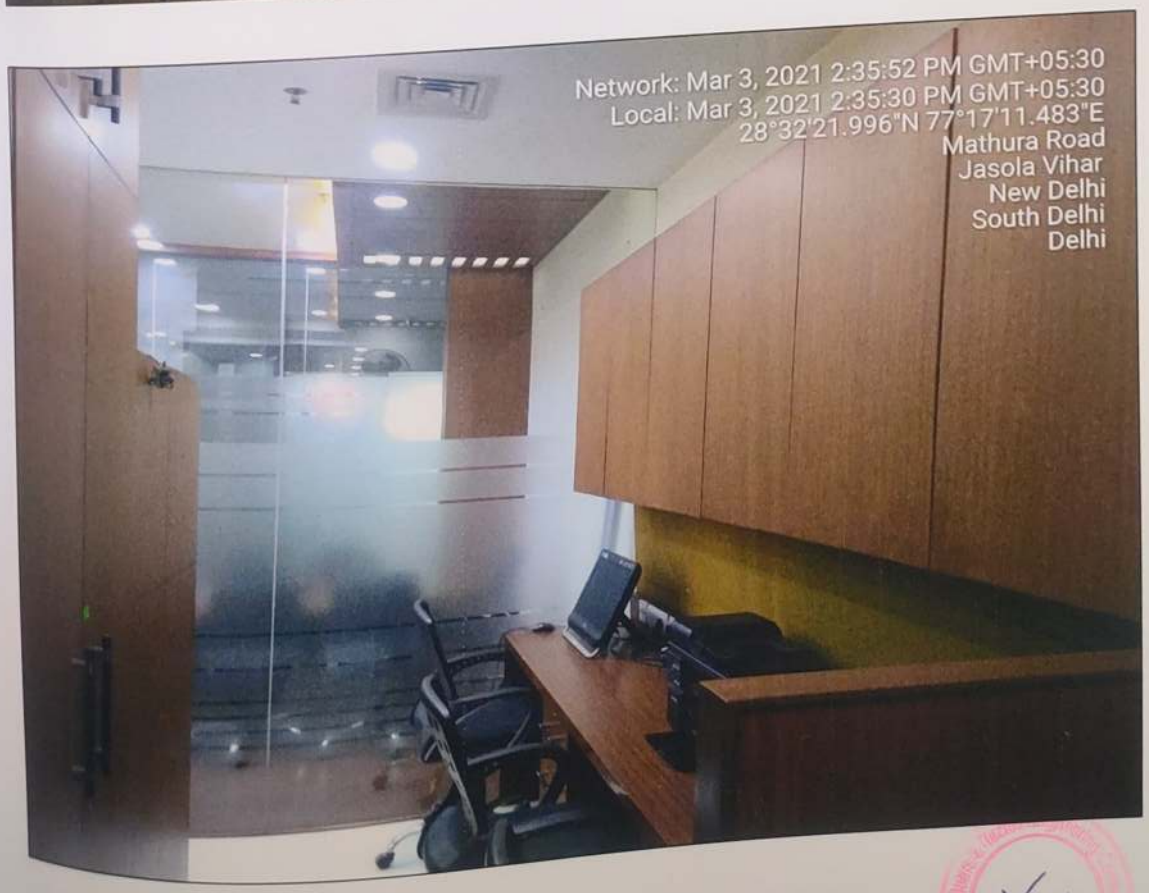
View Phone Number | Contact Dealer

ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY





Network: Mar 3, 2021 2:34:22 PM GMT+05:30
Local: Mar 3, 2021 2:34:00 PM GMT+05:30
28°32'20.213"N 77°17'10.435"E
Mathura Road
Jasola Vihar
New Delhi
South Delhi
Delhi
FF-33
GOGOAL


Network: Mar 3, 2021 2:35:52 PM GMT+05:30
Local: Mar 3, 2021 2:35:30 PM GMT+05:30
28°32'21.996"N 77°17'11.483"E
Mathura Road
Jasola Vihar
New Delhi
South Delhi
Delhi

Network: Mar 3, 2021 2:55:30 PM GMT+05:30
Local: Mar 3, 2021 2:55:29 PM GMT+05:30

Network: Mar 3, 2021 2:37:23 PM GMT+05:30
Local: Mar 3, 2021 2:37:01 PM GMT+05:30
28°32'22.011"N 77°17'11.372"E
Mathura Road
Jasola Vihar
New Delhi
South Delhi
Delhi
GOGOAL