

P & A Valuetech Pvt. Ltd.

(Panel Valuer of Fixed Assets)

Corp. Off.: 201-202, Bhanot Chamber, 3 Aram Bagh (Behind Delhi Heart & Lung Institute) Panchkuiyan Road, New Delhi-55
Tel. No.: 011-32959685; M. 9810866280, 9810896280
E-mail Id: pavaluestech@yahoo.com; pandey.naresh09@gmail.com

An ISO 9001:2008

JAS-ANZ



M3111204IN

Kanpur

Lucknow

Mumbai

Ahmedabad

Dehradun

Rohtak

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PLOT BEARING NO. T-2, BLOCK-T, PHASE-II, OKHLA INDUSTRIAL AREA, NEW
DELHI-110020

OWNER

SH. R.N SINHA S/O SH. GOPINATH SINHA

A/C: M/S HIMALYA OVERSEAS

ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, OKHLA INDUSTRIAL ESTATE, NEW DELHI

Ref. No.: SBI/ OKHLA /VR/2014-15/001/P

Dated: 28.10.2014



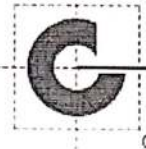
P & A Valuetech Pvt. Ltd.

(Panel Valuer of Fixed Assets)

Corp. Off.:- 201-202, Bhanot Chamber, 3 Aram Bagh (Behind Delhi Heart & Lung Institute) Panchkuiyan Road, New Delhi-55
Tel. No.: 011-32959685; M. 9810866280, 9810896280
E-mail Id: pavaluetech@yahoo.com; pandey.naresh09@gmail.com

An ISO 9001:2008

JAS-ANZ



M3111204IN

Kanpur

Lucknow

Mumbai

Ahmedabad

Dehradun

Rohtak

VALUATION REPORT OF IMMOVABLE PROPERTY

Ref. No.: SBI/ OKHLA /VR/2014-15/001/P

Dated: 28.10.2014

PROPERTY : PLOT BEARING NO. T-2, BLOCK-T, PHASE-II,
OKHLA INDUSTRIAL AREA, NEW DELHI-
110020

OWNER : SH. R.N SINHA S/O SH. GOPINATH SINHA

ON BEHALF OF : STATE BANK OF INDIA, SME BRANCH,
OKHLA INDUSTRIAL ESTATE, NEW DELHI \

PART A – BASIC DATA

I. GENERAL

- Purpose of valuation : Fair Market Value for bank credit facilities
- Name of the owner (as reported) with address and phone number : SH. R.N SINHA S/O SH. GOPINATH SINHA
PLOT BEARING NO. T-2, BLOCK-T, PHASE-II,
OKHLA INDUSTRIAL AREA, NEW DELHI-
110020
- Documents produced for perusal : Photocopy of old valuation report dt. 30.09.2014 seen
and returned.
- Brief description of the property under valuation : This is an Industrial plot located near Hotel Crown
Plaza, Okhla measuring 390 sq. yards built as
Basement + GF +2 storied
- Scope of valuation : To assess fair market value.
- If this report is to be used for any bank purpose, state the name of the bank and branch, if known : STATE BANK OF INDIA, SME BRANCH,
OKHLA INDUSTRIAL ESTATE, NEW DELHI



II. DESCRIPTION OF THE PROPERTY

1. Postal address of the property : **PLOT BEARING NO. T-2, BLOCK-T,
PHASE-II, OKHLA INDUSTRIAL AREA,
NEW DELHI-110020**

2. Location of the property

- Plot No. / Nagar
- S.F. No. / T.S. No. / R.S. No.
- Village / Block
- Taluk / Ward
- District/Municipality/Corporation

:
:
:
:
:

As Above

3. Boundaries of the property

As per deed

Actual

North : Not provided in deed
South :
East :
West :

Plot no. T-1
Plot no. T-3
Road
Service lane

4. Property Tax Receipt Referred

Assessment Number : Not provided
Tax Amount :
Receipt in the name of :

5. Electricity service connection

Number : Not provided
In the name of :

6. Property is presently occupied by : Owner Occupied

7. If tenanted fully, what is expected : N.A.
monthly rent?

8. If occupied by both
By assuming the entire building is let
out,

- (i) What is the probable monthly rent? :
(ii) What is the advance amount? : N.A.



III PROCEDURE OF VALUATION

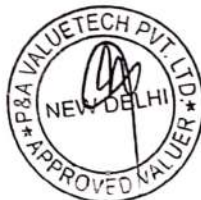
VALUATION DETAILS

Discussed in part A, B, C, D, E & F

- | | | | |
|-----------|------|------------------|-----|
| 1. F.S.I. | 1.72 | 2. Plot Coverage | 60% |
|-----------|------|------------------|-----|

PART B – LAND

- | | | |
|--------------------------|-----------------------|---------------|
| 1. Dimension of the site | a (As per title deed) | b (Actual) |
| North | : 390 sq. yards | 390 sq. yards |
| South | : | |
| East | : | |
| West | : | |
2. Extent of site (least of 1a & 1b) : 390 sq. yards or 326.08 sq. mtrs.
3. Characteristics of the site
- What is the character of the locality? : Industrial
 - What is the classification of the locality? : Medium
 - Road facilities are available? : Yes
 - What is the width of the Road? : Approx. 30 ft. wide
 - Any factors which affect the marketability of the land? : Nil
 - Tenure of the land? : Free Hold



4. Value of adopting GLR

- Guideline rate as obtained from : Rs. 46,200/- per sq. mtr.
the Registrar's office
- Value of land by adopting GLR : 326.08 sq. mtrs. x Rs. 46,200/- = Rs. 1,50,64,896/-

5. Value by adopting PMR

- Prevailing Market rate Unit rate : Rs. 1,00,000/- to Rs. 1,50,000/- per sq. yard
adopting in this valuation
- After considering the : Rs. 1,30,000/- per sq. yard
characteristics of the subject
plot
- Value of land by adopting : 390 sq. yards x Rs. 1,30,000/- = Rs. 5,07,00,000/-
PMR

PART C – BUILDINGS

1. Type of construction : RCC Frame Structure, Load bearing wall, RCC Slab
2. Quality of Construction : Average
3. Appearance of Building : Average



VALUATION OF BUILDING

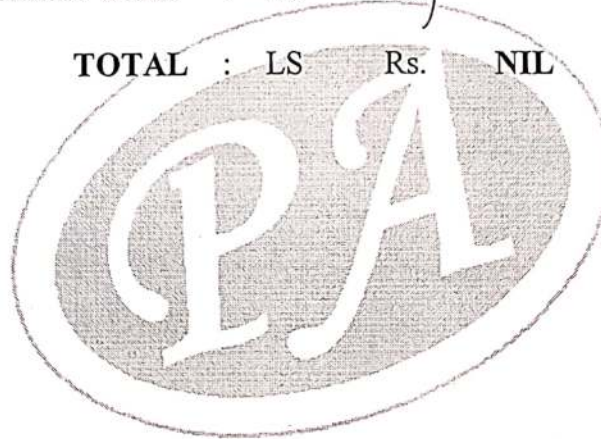
DESCRIPTION	BASEMENT	GROUND FLOOR	FIRST & SECOND FLOOR
Specification			
Foundation	RCC Frame Structure		
Floor finish	Load bearing wall		
Superstructure	Mosaic	Mosaic/ Tiles	Mosaic/ Tiles
Roof	Load bearing wall	Load bearing wall	Load bearing wall
Doors	RCC	RCC	RCC
Windows	Wooden/Steel	Wooden/Steel	Wooden/Steel
	--	Wooden/Steel	Wooden/Steel
Plinth area (approx.)	2106 sq. ft.	2106 sq. ft.	2106 x 2 = 4212 sq. ft.
Year of construction (as reported)	1995	1995	1995
Age of the building	19 yrs	19 yrs	19 yrs
If the age is not exactly known, further life expected	41 yrs	41 yrs	41 yrs
Total life of the building estimated	60 yrs	60 yrs	60 yrs
Depreciation percentage assuring salvage value 1.67	32%	32%	32%
Replacement rate of construction with the existing conditions and specifications	1000/-	1200/-	1200/-
Replacement Value Rs.	21,06,000/-	25,27,200/-	50,54,400/-
Depreciation Value at the rate	6,73,920/-	8,08,704/-	16,17,408/-
Present value of the building	14,32,080/-	17,18,496/-	34,36,992/-
Total value of the building Rs.	65,87,568/-		



**PART D – AMENTITIES & EXTRA ITEMS
(Value after Depreciation)**

1.	Ornamental Front / Pooja Door	: LS	Rs.	Included in above cost of constrution
2.	Open Staircase	: LS	Rs.	
3.	Wardrobes, Showcases, Wooden Cupboards	: LS	Rs.	
4.	Interior decorations	: LS	Rs.	
5.	Architectural Elevation works	: LS	Rs.	
6.	False ceiling works	: LS	Rs.	
7.	Separate Lumber Room	: LS	Rs.	
8.	Construction material at site	: LS	Rs.	
9.	Separate for staircase	: LS	Rs.	
10.	Part of RCC frame structure works	: LS	Rs.	

TOTAL : LS Rs. NIL



PART E – SERVICES (Value after Depreciation)

1.	Water Supply arrangements	: LS	Rs.	Included in above cost of construction
	Open Well	: LS	Rs.	
	Deep bore	: LS	Rs.	
	Hand pump	: LS	Rs.	
	Motor	: LS	Rs.	
	Corporation Tap	: LS	Rs.	
	Underground level sump	: LS	Rs.	
	Overhead level sump	: LS	Rs.	
2.	Drainage arrangements	: LS	Rs.	
	Septic Tank	: LS	Rs.	
	Underground sewerage	: LS	Rs.	
3.	Compound Wall	: LS	Rs.	
4.	Pavements	: LS	Rs.	
5.	Steel Gate	: LS	Rs.	
6.	E.B. Deposits, water deposits, drainage deposits etc.	: LS	Rs.	
7.	Electrical fittings & others	: LS	Rs.	
TOTAL		: LS	Rs.	NIL

IV DRAWING APPROVAL (Discuss here about the building approval, reference, violations observed if any, and its consequences thereof)

Not made available, but constructed within permissible limit.



PART F – ABSTRACT VALUE

Part	Description	Value by adopting
		PMR
		Rs.
B	Land	5,07,00,000/-
C	Building	65,87,568/-
D	Amenities	Nil
E	Services	Nil
	Total	5,72,87,568/-
	Say	5,73,00,000/-
	Factors favoring for an additional value	
	1.	
	2.	
	Add (+)	Rs. NIL
	Factors favouring for less value	
	1.	
	2.	
	Less (-)	Rs. NIL
(F)	Present Market Value	Rs. 5,73,00,000/-
	Cost of Construction for Insurance Purpose	Rs. 66,00,000/-

(Rupees Five Crore Seventy Three Lacs Only)



PART G – CERTIFICATE

1. It is hereby certified that in my opinion
The **Present Market Value** of the property by adopting prevailing market rate is Rs.
5,73,00,000/- (Rupees Five Crore Seventy Three Lacs Only).
In case of Distress sale the Realizable value is 20% less than the present market value
i.e. Rs 4,58,00,000/-.

DECLARATION:

I hereby declare that:


- a) The information furnished above is true and correct to the best of our knowledge and belief.
- b) We have no direct or indirect interest in the property valued.
- c) The property was inspected on **28.10.2014**.
- d) Our report does not cover check of ownership, title clearance or legality.
- e) We have valued the right property as described in the report.
- f) Our registration with State Chief Commissioner of Income Tax is valid as on date. We are holding registration u/c 34AB of Wealth Tax 1957.
- g) This valuation work is undertaken by our Civil Engineer upon the request from
STATE BANK OF INDIA, SME BRANCH, OKHLA INDUSTRIAL ESTATE, NEW DELHI

Place : New Delhi

Date : 28.10.2014


Note : This report contains-10 pages

FOR P & A VALUETECH (P) LTD.


Naresh Pandey
(Managing Director)



FOR P & A VALUETECH (P) LTD.


(H.L. JHAM)
(Director)
Chartered Engineer
& Govt. Regd Valuer
Regd. No- I/581/161/08-09

