

## Er. Ratan Dev Garg.



BE- Civil (Gold Medalist) MIE, FIV, IBBI.

Chartered Engineer -M 1582989 & Govt Registered Valuer.

Institution of Valuers Regd. No. - F18600

IBBI Regd.No - IBBI/RV/02/2019/10839

Registration with CBDT under Wealth Tax Act 34AB

1957, No.- 2013-14/34AB/6519 Dt. 31/01/2014

Deals in :- Consultant Engineer, Capital Gain, Visa Purpose

& Panel valuer on various Bank's

Regd. Office-223, Sector-9A, Gurugram-122001(Haryana)

Branch office-H.No.1 Gau Shala Mandi, G.t Road, Panipat-132103.

Mobile no- 9654612732, 7015865897, Email:- [gargratandev1951@gmail.com](mailto:gargratandev1951@gmail.com), Website:-[www.capitalvaluers.co.in](http://www.capitalvaluers.co.in)

**Ref No.RDG/SBI/JUNE/48**

### VALUATION REPORT

OF

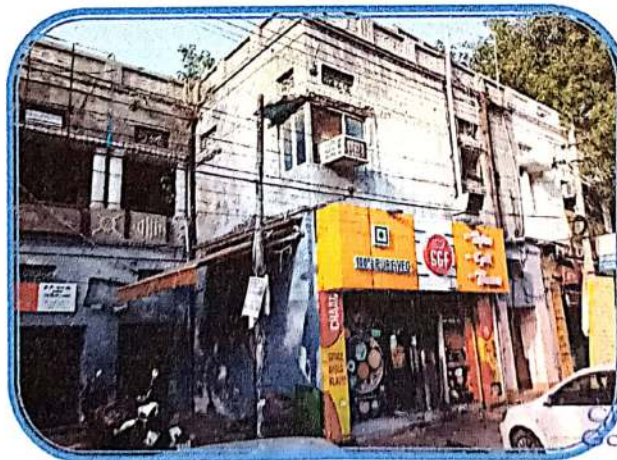
### IMMOVABLE PROPERTY

AT

SHOP BEARING NO.B-11, GROUND FLOOR, WITHOUT ROOF RIGHT PART OF PROPERTY MUNICIPAL NO. 8112, WARD NO. XVI, PLOT NO. 4, BLOCK NO.52, DESH BANDHU GUPTA ROAD, W.E.A, KAROL BAGH, NEW DELHI-110005.


OWNER

SH. TARWINDER SINGH AHLUWALIA S/O SH. AMRIK SINGH AHLUWALIA  
& SMT. HARJEET KAUR W/O SH. TARWINDER SINGH AHLUWALIA



### PURPOSE

FAIR MARKET VALUE FOR  
STATE BANK OF INDIA:- SME, KAROL BAGH, NEW DELHI

  
Ratan Dev Garg  
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TO,  
The Branch Head  
State Bank Of India:- SME, Karol Bagh, New Delhi

**Summary of Valuation Report**

Date:-10.05.2021

S.No.	Particulars	Details/information
1	Name of the Branch	State Bank Of India:- SME, Karol Bagh, New Delhi
2	Name of the Borrower	--
3	Name of the Valuer	Er Ratan Dev Garg
4	Date of visit by Valuer	09.05.2021
5	Name of the Bank official accompanied/visited with valuer	-----
6	Description of property/properties	Shop Bearing No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward No. XVI, Plot No. 4, Block No.52, Desh Bandhu Gupta Road, W.E.A, Karol Bagh, New Delhi-110005.
a)	Name of the owner	Sh. Tarwinder Singh Ahluwalia S/O Sh. Amrik Singh Ahluwalia & Smt. Harjeet Kaur W/O Sh. Tarwinder Singh Ahluwalia
b)	Extent of the area (in acres/hectares/sqm/sq ft)	553 sq ft or 51.30 sq mtr
c)	Survey No./Gut No. /CST No./H.No	Shop Bearing No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward No. XVI, Plot No. 4, Block No.52, Desh Bandhu Gupta Road, W.E.A, Karol Bagh, New Delhi-110005.
d)	Type of land Leasehold /freehold/Govt grant etc	Free Hold
e)	Nature of property Residential /commercial / offices / industrial/ agricultural	Commercial
f)	In possession of /occupancy Self occupied/rented out	Owner occupied
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Metro
h)	Boundaries Identified /identifiable /not identifiable (Details in the main report)	See point no 13
i)	<b>Market value of the property</b>	<b>Rs. 153.00 Lakh</b>
j)	<b>Realizable value of the property</b>	<b>Rs. 130.00 Lakh</b>
k)	<b>Distress value of the property</b>	<b>Rs. 115.00 Lakh</b>
l)	<b>Value of the property as per Govt Circle rate</b>	<b>Rs. 31.22 Lakh</b>
m)	<b>Insurance Value</b>	<b>Rs. 07. 19 Lakh</b>

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## VALUATION REPORT (IN RESPECT OF PROPERTY)

I. GENERAL			
1.	Purpose for which the valuation is made	:	Fair Market value for bank Credit facilities
2.	a) Date of inspection	:	09.05.2021
	b) Date on which the valuation is made	:	10.05.2021
3.	List of documents produced for perusal	:	Sale Deed Dated 16.04.2014 Regd No. 3,292 Book No. 1 Vol No. 15,561 Page No.164 to 172 Registered in SR. III. New Delhi.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Sh. Tarwinder Singh Ahluwalia S/O Sh. Amrik Singh Ahluwalia & Smt. Harjeet Kaur W/O Sh. Tarwinder Singh Ahluwalia Joint Ownership
5.	Brief description of the property	The Property under valuation is commercial building built on Ground + Mezzanine + One story free hold property. Plot measuring area 269.9 sq mtr i.e. 322.80 sq yds shop area 553 sq ft i.e. 51.38 sq mtrs. It has coverage 644 sq ft Ground floor & 500 sq ft Mezzanine floor. Total coverage 1144 sq ft. Accommodation of the Property 2 room (Godown) & 1 toilet on ground floor 3 office & 1 toilet on mezzanine floor shop. It was built in the year 1965 property is about 56 year old.. renovated time to time. Property is situated 300 mtrs distance Police Station Karol Bagh & 400 mtrs from Vishnu Mandir.	
6.	Location of property	:	Shop Bearing No.B-11, Ground Floor Municipal No. 8112
	a) Plot No. / Survey No.	:	
	b) Door No.	:	-do-
	c) T. S. No. / Village	:	--
	d) Ward / Taluka	:	Karol Bagh
	e) Mandal / District/U.T	:	Central Delhi
	f) Date of issue and validity of layout of approved map / plan	:	Layout plan of Kacha Bagh, Chandni Chowk, Delhi.
	g) Approved map / plan issuing authority	:	Property falls in old walled city of Delhi where Sanction of building plan is not mandatory
	h) Whether genuineness or authenticity of approved map	:	-do-
	i) Any other comments by our empanelled valuers on authentic of plan	:	NA
7.	Postal address of the property	:	Shop Bearing No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward No.XVI, Plot No. 4, Block No.52, Desh Bandhu Gupta Road, W.E.A, Karol Bagh, New Delhi-110005.
8.	City / Town	:	Delhi
	Residential Area	:	No
	Commercial Area	:	Yes
	Industrial Area	:	--
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / MC	:	North Delhi Municipal Corporation
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	Dimension		Actual As per Deed
	North, South	:	40' X 14' 553 sq ft
	West, East	:	
13	Boundaries of the property		Actual As per Deed
	North	:	Gali Lane
	South	:	Gallery/Passage Desh Bandhu Gupta Road
	East	:	10-B Property No. 8113

	West	:	12-B	Property No. 8111
14	Latitude, Longitude & Co-ordinates of Shop	:	Lat:- 28.6545155 N	Long:- 77.1898257 E
15	Extent of the site	:	553 sq ft or 51.37 sq mtr	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	:	-do-	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied	
<b>II. APARTMENT BUILDING</b>				
1	Nature of the Apartment	:	Commercial	
2	Location	:	Shop Bearing No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward No.XVI, Plot No. 4, Block No.52, Desh Bandhu Gupta Road, W.E.A, Karol Bagh, New Delhi-110005.	
	T.S.No.	:	--	
	Block No.	:	Block No.52	
	Ward No.	:	--	
	Village/ Municipality / Corporation	:	Karol Bagh	
	Door No., Street or Road (Pin Code)	:	Desh Bandhu Gupta Road	
3	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4	Year of Construction	:	1965	
5	Number of Floors	:	Ground + Mezzanine + One story	
6	Type of Structure	:	RCC	
7	Number of Dwelling units in the building	:	--	
8	Quality of Construction	:	Good	
9	Appearance of the Building	:	Good	
10	Maintenance of the Building	:	Good	
11	Facilities Available	:	--	
	Lift	:	No	
	Protected Water Supply	:	Yes	
	Underground Sewerage	:	Yes	
	Car Parking - Open/ Covered	:	No	
	Is Compound wall existing?	:	No	
	Is pavement laid around the Building	:	-do-	
<b>III SHOP</b>				
1	The floor on which the shop is situated	:	Ground + Mezzanine	
2	Door No. of the shop	:	--	
3	Specifications of the shop	:	--	
	Roof	:	RCC	
	Flooring	:	Vitrified Tiles	
	Doors	:	Glass/ wooden/MS Steel	
	Windows	:	No	
	Fittings	:	Normal	
	Finishing	:	Normal	
4	House Tax	:	Not provided	
	Assessment No.	:	-do-	
	Tax paid in the name of	:	-do-	
	Tax amount	:	-do-	
5	Electricity Service Connection no.	:	Not Provided	
	Meter Card is in the name of	:	-do-	
6	How is the maintenance of the Shop?	:	Good	
7	Sale Deed executed in the name of	:	Sh. Tarwinder Singh Ahluwalia s/o Sh. Amrik Singh Ahluwalia & Smt. Harjeet Kaur w/o Sh. Tarwinder Singh Ahluwalia	

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8	What is the undivided area of land as per Sale Deed?	:	Not mention in deed
9	What is the plinth area of the Shop?	:	553 sq ft
10	What is the floor space index (app.)	:	As per norms
11	What is the Carpet Area of the Shop?	:	498 sq ft
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	--
<b>IV MARKETABILITY</b>			
	How is the marketability?	:	Favorable
	What are the factors favoring for an extra Potential Value?	:	NA
	Any negative factors are observed which affect the market value	:	No
<b>V Rate</b>			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop 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)	:	Rs. 27,500/- to Rs.28,000/- per sq ft
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	Rate is 28,564/sq ft
3	Break - up for the Circle rate	:	
	i Building + Services	:	1,200 per sq ft
	ii Land + Others	:	27,364 per sq ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	51.38 sq mtrs @ Rs 60,768/- Per sq mtr. =Rs. 31,22,260/-
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
<b>a. Depreciated building rate</b>			
	Replacement cost of Shop with Services(v (3)i)	:	1,200 sq ft
	Age of the building	:	56 Years(1965)
	Life of the building estimated	:	14 Years
	Total Life of the building	:	70 Years
	Depreciation percentage assuming the salvage value as 10%	:	72% (Rs. 864/- per sq ft)
	Depreciated Ratio of the building	:	Nil
<b>b. Total composite rate arrived for valuation</b>			
	Depreciated building rate VI (a)	:	Rs. 336/- per sq ft
	Rate for Land & other V (3)ii	:	Rs. 27,364/-
	Total Composite Rate	:	Rs. 27,700/-

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-:Details of Valuation:-					
S No.	Description		Quantity	Rate per unit In Rs.	Estimated Value In Rs.
1	Present value of the flat (incl. car parking, )	:	553 sq ft	Rs. 27,700/sq ft	=Rs. 1,53,18,100/-
2	Wardrobes	:			
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	:			
	Total	:			Rs. 1,53,18,100/-
	Say	:			Rs. 153.00 Lakh
	Realizable value of the property (-15%)	:			Rs. 130.00 Lakh
	Distress value of Property (-25%)	:			Rs. 115.00 Lakh

As per direction of The Branch Head State Bank of India:-SME, Karol Bagh, New Delhi Branch, My Engineer inspected the Shop property on 09.05.2021. in the presence of Mr. Tarwinder Singh (owner of the property) 9312936869. cost of property is based on the prevailing market rate of the property in the area based on the inquiries made by the undersigned from the reputed estate agents of the area and personal judgments. I consider rate for valuation purpose & verified from property Dealers J. S. Properties 9810084624. It is gathered that the prevailing Flat rate for this type of property ranges from Rs. 27,500/-per sq ft to 28,000/- per sq ft based on the location, size, and shape orientation. Keeping all the aspects viz size, shape, situation, orientation, location and its utility, the reasonable prevailing market rate for the property has been assessed @ Rs. 27,700/- per sq ft and the same has been adopted in this valuation. Based on the above the cost of the property comes as under.

**Composite Rate Method:-** It indicate the rate per unit area of the building in an apartment system along with the proportionate share of undivided share of land. These composite rate are applied in the case of residential Shops & Commercial Complexes.

**Market Rate Method:** Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion

**FAIR MARKET VALUE:**

Value of the property at which it can be sold in the open market at a particular time free from forced value or sentimental value. The market value need not be the same as s the present value. Scarcity, Location and the most important factor 'Demand'.

**Distress value:-**

When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc, When a borrower becomes a defaulter to the banked when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the bank) and from the sale proceeds, he intends to repay to the bank.

**Realizable Value:-**

To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforeShop specifications is Rs 153.00 Lakh. The Realizable value of the above property is Rs 130.00 Lakh and the distress value is Rs 115.00 Lakh

It is certified that the value given in the Valuation Report dated by the Bank's approved valuer Mr. Ratan Dev Garg is fair and reasonable as per discreet and independent enquiries made during my/ our visit dated.

Officer/Manager

Name:-

Date:-

Branch In charge

Er. Ratan Dev Garg  
Name:-  
Chartered Engineer &  
Govt. Approved Valuer  
Date:-  
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**ANNEXURE E**

I hereby declare that-

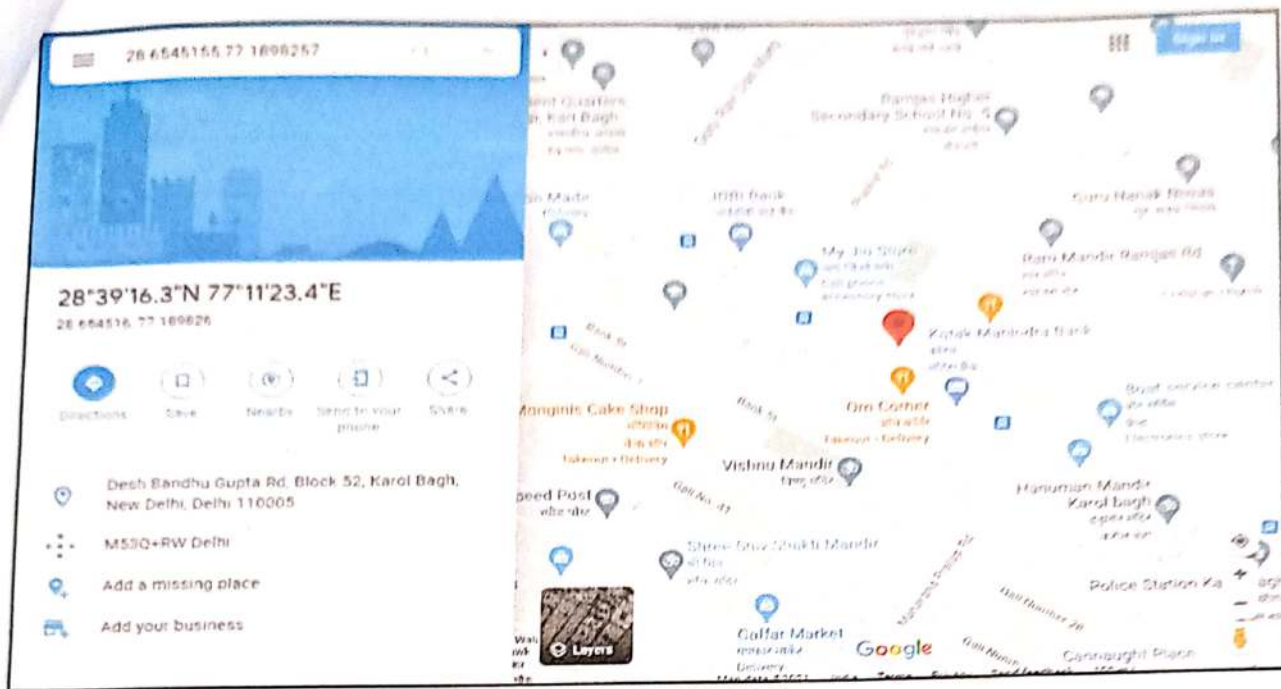
- The information furnished in my valuation report dated 10.05.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- My Engineer personally inspected the property on 09.05.2021 The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Shop Bearing No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward No. XVI, Plot No. 4, Block No.52, Desh Bandhu Gupta Road, W.E.A, Karol Bagh, New Delhi-110005.
2	Purpose of valuation and appointing authority	Fair market value for State Bank Of India:- SME, Karol Bagh, New Delhi
3	Identity of the valuer and any other experts involved in the valuation;	Er. Ratan Dev Garg /Valuation of the properties since year 2009, with the Banks since year 2017
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	10.05.2021
6	Inspections and/or investigations undertaken;	09.05.2021
7	Nature and sources of the information used or relied upon;	Personal enquiry & other sources such as actual agreement ,brokers and surrounding persons
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate Method
9	restrictions on use of the report, if any;	No
10	major factors that were taken into account during the valuation;	Local enquiry about property
11	major factors that were taken into account during the valuation;	Detail enquiry from the market
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---do---

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

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### GOOGLE LOCATION

TABLE 4

MINIMUM RATES OF BUILT-UP FLATS UP TO FOUR STOREY				
Category of flats depending on plinth area (sq.mtr.)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies / Cooperative Housing Societies / flats by private builders (in case of commercial use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA COLONIES / Cooperative Housing Societies / flats by private builders (in case of commercial use)
Upto 30 sq. mtr.	50400	40320	57840	46272
Above 30 and upto 50 sq. mtr.	54480	43584	62520	50016
Above 50 and upto 100 sq. mtr.	66240	52992	75960	60768
Above 100 sq. mtr.	76200	60960	87360	69888

### CIRCLE RATE

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Garg (Govt. Approved Valuer)

Flatt No.B-11, Ground Floor, Without Roof Right Part Of Property Municipal No. 8112, Ward  
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