

TAX VALUERS

(PANEL VALUER OF FIXED & IMMOVABLE ASSET)

B-71, Ground Floor,
Sector 64, Noida, U.P.
M.: - 9811506001/8285409767
Email Id: info@taxvaluers.in

Ref. No.: TV/SBI/SME-NARAINA/FEBRUARY-03.02.2025/2024-25

DATED: 03.02.2025

FILE. REF. NO.

PROPERTY SITUATED AT	:	Industrial Plot No. A-21, Block-A, Rewari Line Industrial Area Phase-I, Mayapuri, New Delhi.
OWNER (S)	:	Sh. Rajiv Anand s/o Sh. Yashpal Anand
Intending Purchaser	:	NA.
MARKET VALUE OF THE PROPERTY	:	RS. 8189.90 Lacs
REALIZABLE VALUE OF THE PROPERTY @ 90%	:	Rs. 7370.91 Lacs
CIRCLE / GUIDE LINE VALUE	:	Rs: 1387.72 Lacs
NAME OF THE BRANCH	:	STATE BANK OF INDIA, SME-NARAINA, NEW DELHI



TAX VALUERS

(PANEL VALUER OF FIXED & IMMOVABLE ASSEST)

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TAX VALUERS

VALUATION REPORT OF LAND/SITE & BUILDING

I.	General	
1.	Purpose for which the valuation is made	: Fair Market Value for Bank Credit Facilities
2.	a) Date of Inspection	: 03.02.2025
	b) Date on which the valuation is made	: 03.02.2025
3.	List of Documents produced for perusal	:
a)	1) Copy of Sale Deed in favour of Sh. Rajiv Anand dtd. 06.02.2024 2) Copy of Sanctioned Building Plan by MCD Vide File No. 10118242 dtd. 24.04.2024	
4. a)	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. Rajiv Anand s/o Sh. Yashpal Anand
4. b)	Intending Purchaser	: NA.
5.	Brief description of the property (Including leasehold / freehold etc.):	
	1) The property under valuation is Under Construction Industrial Plot No. A-21, Block-A, Rewari Line Industrial Area Phase-I, Mayapuri, New Delhi having Plot Area of 1308.712 Sqmt or 1565.22 Sqyd & Plinth Area of 2220 Sqmt or 23896 Sqft as per documents & site has been considered in this Valuation. (Basement + Ground + 03 Storied Building) (Under Construction)	
	2) Land & Buildings rate method is taken to arrive at the market value of the asset.	
	3) The Property is about NA Years old as on date. (Under Construction).	
	4) The property is located nearby Taj Press & Mayapuri Metro Station.	
6.	Location of property	
a)	Plot No. / Survey No.	: Industrial Plot No. A-21, Block-A, Rewari Line
b)	Door No.	: Industrial Area Phase-I, Mayapuri, New Delhi.
c)	T. S. No. / Village	:
d)	Ward / Taluka	:
e)	Mandal / District	:

Sector-64, Noida-20

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Postal address of the property	:	Industrial Plot No. A-21, Block-A, Rewari Line Industrial Area Phase-I, Mayapuri, New Delhi.	
City / Town	:	City	
Residential Area	:	No	
Commercial Area	:	No	
Industrial Area	:	Yes	
9. Classification of the area	:		
i) High / Middle / Poor	:	Middle Class	
ii) Urban / Semi Urban / Rural	:	Urban	
10. Coming under Corporation Limit / Village Panchayat / Municipality	:	MCD	
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	:	NA	
13. Boundaries of the Property	:		
North	:	Road	
South	:	Others Property	
East	:	Road	
West	:	Others Property	
14.1. Dimensions/Boundaries of the property	:	A	B
	:	As per the deed	Actual
North	:	Road	-do-
South	:	Others Property	-do-
East	:	Road	-do-
West	:	Others Property	-do-
14.2. Latitude, Longitude & Co-ordinates of the site		Latitude	28.6318056
		Longitude	77.1281389
15. Extent of the site	:	300 Sqmt	
16. Extent of the site considered for valuation (least of 14A & 14B)		Area of the Plot = 1308.712 Sqmt or 1565.22 Sqyd Plinth Area = 2220 Sqmt or 23896 Sqft	
17. Whether occupied by the owner / Tenant? If occupied by tenant since how long? Rent received per month.	:	Under Construction. Approx. 70 % Work Completed as per Site.	

TAX VALUER

Characteristics of the Site

Classification of locality	: Industrial
Development of surrounding areas	: Good
Possibility of frequent flooding/sub-merging	: No
4. Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: All Civic amenities available nearby.
5. Level of land with topographical conditions	: Levelled
6. Shape of land	: Rectangular
7. Type of use to which it can be put	: Industrial
8. Any usage restriction	: No
9. Is plot in town planning approved layout?	: Yes
10. Corner plot or intermittent plot?	: Corner Plot
11. Road facilities	: Yes
12. Type of road available at present	: Metalled. All means of Surface Transport.
13. Width of road - is it below 20 ft. or more than 20 ft.	: More than 20 feet
14. Is it a land-locked land?	: No
15. Water potentiality	: Yes by Delhi Jal Board
16. Underground sewerage system	: Yes
17. Is power supply available at the site?	: Yes
18. Advantage of the site	
1.	: Good Location
2.	: Nearby Taj Press & Mayapuri Metro Station
19. Special remarks, if any, like threat acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	No

Part - A (Valuation of Land)

1. Size of plot	1308.712 Sqmt or 1565.22 Sqyd
North & South	: -do-
East & West	: -do-
2. Total extent of the plot	: Area of the Plot = 1308.712 Sqmt or 1565.22 Sqyd
3. Prevailing market rate (Along with details / reference of at least two latest deals/transactions with respect to adjacent properties in the areas, if available)	: Rs. 4,75,000/- per Sqyd to Rs. 5,15,000/- per Sqyd for LAND
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: 1308.712 Sqmt x Rs. 46,200/-per Sqmt x 2 For Industrial Land = Rs. 1209.24 Lacs & 2220 Sqmt x Rs. 8,040/- per Sqmt for Construction = Rs. 178.48 lacs. TOTAL Rs: 1387.72 Lacs
5. Assessed / adopted rate of valuation	: Rs. 4,95,000/-per Sqyd for LAND & Rs. 1,850/- per Sqft for CONSTRUCTION

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Estimated value of the Asset

VALUATION

A. COST OF PLOT

Area of the Plot = 1308.712 Sqmt or
1565.22 Sqyd
Adopted Market Rate=Rs.4,95,000/-per Sqyd
Present Day Value = Rs. 7747.83 Lacs

B. COST OF CONSTRUCTION

Total built up area = 23896 Sqft
Adopted Rate = Rs. 1,850/-per Sqft
Present Day Value = Rs. 442.07 Lacs

**TOTAL VALUE OF THE PROPERTY (A+B)=
RS. 8189.90 Lacs
(Rupees Eight Hundred One Hundred
Eighty Nine Lacs & Ninety Thousand Only)**

**Realizable Value @90% = Rs. 7370.91 Lacs
(Rupees Seven Thousand Three Hundred
Seventy Lacs & Ninety One Thousand Only)**

**Distress Value @70% = Rs. 5732.93 Lacs
(Five Thousand Seven Hundred Thirty Two
Lacs & Ninety Three Thousand Only)**

**Restoration Value for Insurance Purpose:
23896 Sqft @ Rs. 1,000/- = Rs. 238.96 Lacs
Only.**

Rental Value: Rs. 10 to 12 Lacs per Month
Approx. Expected Upon completion.

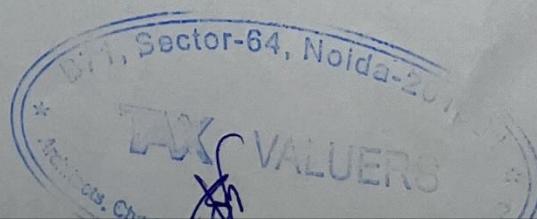
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Part - B (Valuation of Building)

1.	Technical details of the building	:	
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial
b)	Type of construction (Load bearing / RCC / Steel framed)	:	RCC Load Bearing
c)	Year of construction & Residual Age	:	Under Construction
d)	Number of floors and height of each floor including basement, if any	:	Basement + Ground + 3 Storied Building
e)	Plinth area floor-wise	:	Basement=620.25 Sqmt, GF= 620.25 Sqmt, FF= 326.48 Sqmt, SF= 326.48 Sqmt & TF= 326.48 (TOTAL = 2220 Sqmt).
f)	Condition of the building	:	
	i) Exterior - Excellent, Good, Normal, Poor	:	Under Construction
	ii) Interior - Excellent, Good, Normal, Poor	:	-do-
g)	Date of issue and validity of layout of approved map / plan		Digitally Sanctioned Building Plan by MCD Vide File No. 10118242 dtd. 24.04.2024
h)	Approved map / plan issuing authority		MCD
i)	Whether genuineness or authenticity of approved map / plan is verified		Yes
j)	Any other comments by our empaneled valuers on authenticity of approved plan		No

Specification of construction (floor-wise) in respect of

S.N o.	Description	Basement floor	Stilt floor
1.	Foundation	Yes	
2.	Basement	Yes	-
3.	Superstructure	RCC Structure	No
4.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden/Steel	-
5.	RCC Works	Yes	
6.	Plastering	Yes	-
7.	Flooring, Skirting, dadoing	Under Construction	-
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Under construction	-
9.	Roofing including weather proof course	Yes	-
10.	Drainage	Yes	-



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S.N o.	Description		Ground floor	Other floors
2.	Compound wall	:	No	B+G+3 under construction
	Height	:	3 Mtrs	3 Mtrs
	Length	:	-	-
	Type of construction	:	Industrial	Industrial
3.	Electrical installation			
	Type of wiring	:	Conduit	-do-
	Class of fittings (superior/ordinary/poor)	:	Under construction	-do-
	Number of light points	:	-do-	-do-
	Fan points	:	-do-	-do-
	Spare plug points	:	-do-	-do-
	Any other item	:	-	-
4.	Plumbing installation			
	a) No. of water closets and their type	:	As per Site	-do-
	b) No. of wash basins	:	-do-	-do-
	c) No. of urinals	:	-do-	-do-
	d) No. of bath tubs	:	-do-	-do-
	e) Water meter, taps, etc.	:	-do-	-do-
	f) Any other fixtures	:	-do-	-do-

Details of valuation

S.No	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
	Area of the Plot	1565.22 Sqyd	-	-	Rs. 4,95,000/- per Sqyd	-	-	Rs. 7747.83 Lacs
	Plinth Area	2389 6 Sqft	10 Ft	0 yrs	Rs. 1,850/- per Sqft	-	-	Rs. 442.07 Lacs
	-	-	-	-	-	-	-	
	Total							Rs. 8189.90 Lacs



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Part C - (Extra Items)			(Amount in Rs.)
1.	Portico	:	Under Construction
2.	Ornamental floor door	:	-do-
3.	Sit out/Verandah with steel grills	:	-do-
4.	Overhead water tank	:	-do-
5.	Extra steel/collapsible gates	:	-do-
	Total	:	

Part D - (Amenities)			(Amount in Rs.)
1.	Wardrobes	:	Under Construction
2.	Glazed tiles	:	-do-
3.	Extra sinks and bath tub	:	-do-
4.	Marble / Ceramic tiles flooring	:	-do-
5.	Interior decorations	:	-do-
6.	Architectural elevation works	:	-do-
7.	Panelling works	:	-do-
8.	Aluminium works	:	-do-
9.	Aluminium hand rails	:	-do-
10.	False ceiling	:	-do-
	Total	:	

Part E - (Miscellaneous)			(Amount in Rs.)
1.	Separate toilet rooms	:	-do-
2.	Separate lumber room	:	-do-
3.	Separate water tank/sump	:	-do-
4.	Trees, gardening	:	-do-
	Total	:	

Part F - (Services)			(Amount in Rs.)
1.	Water supply arrangements	:	Yes
2.	Drainage arrangements	:	Yes
3.	Compound wall	:	No
4.	C.B. deposits, fittings etc.	:	-do-
5.	Pavement	:	Yes
	Total	:	

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Total abstract of the entire property			
Part-A	Land	:	Rs. 7747.83 Lacs
Part-B	Building	:	Rs. 442.07 Lacs
Part-C	Extra Items	:	Nil
Part-D	Amenities	:	Nil
Part-E	Miscellaneous	:	Nil
Part-F	Services	:	Nil
	Total	:	Rs. 8189.90 Lacs
	Say		Rs. 8189.90 Lacs

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as i) Salability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

As a result of my appraisal and analysis it is my considered opinion that the present market value Of the above property in the prevailing condition with aforesaid specifications is **Rs. 8189.90 Lacs (Rupees Eight Thousand One Hundred Eighty Nine Lacs Ninety Thousand Only)**. The realizable value of the above Property At 90% is **Rs. 7370.91 Lacs** and the distress value at 70% is **Rs. 5732.93 Lacs**

AR VIJAY KACHBOO
Regd. Valuer 15/F-2016-17
LM/CAT-I/F-5439
F-29118

Signature

Place: Noida, Date: 03.02.2025

(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation report dated 03.02.2025 on 03.02.2025. We are satisfied that the fair and reasonable market value of the property is Rs.

_____-/- (Rupees _____ Lacs Only).

Signature

Date: 03.02.2025

(Name of the Branch Manager)

