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
&Panelvaluer on various Bank's
Regd. Office-223, Sector-9A, Gurugram-122001(Haryana)
Mobile no- 9654612732, Email:- gargratandev1951@gmail.com ,Website:-www.capitalvaluers.co.in



Engineer's Valuation Report Summary
Land Valuation

Ref. No. RDG/2024/IB/SEP/104 **Dated – 12.09.2024**

Branch : Indian Bank, Branch - Belapur. Mumbai
Customer : Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal & Mrs. Seema Agrawal W/o Mr. Arvind Kumar Agrawal
Panel Engineer : Er. Ratan Dev Garg

1.	Land Owner's name and address (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal & Mrs. Seema Agrawal W/o Mr. Arvind Kumar Agrawal Joint - Ownership M.No. 90040 91227		
2.	Survey No. and Registrar Office wherein the title deeds are registered a. Whether verified with legal opinion – Survey No./ Patta No. b. Extent of Land	Vide Sale Deed No. 2964, Dated- 03.04.2013 Regd. at SRO-New Delhi Covered Area – 24.75 Sqm or 266.43 Sft Commercial Property on First Floor Without roof/terrace rights		
3.	Type of Land – Wet or Dry – Residential / Industrial / Commercial / Quarry / Mine	Commercial		
4.	a. Locational Address of the Property	Unit No. 105, First Floor, "AGGARWAL TOWER", Plot No. H-6, Netaji Subhash Place, District Centre, Delhi		
	b. Specify the boundary description on all sides As Per Actual		As per site	As per Deed
		North	Open to Sky	Not Mentioned
		South	Entrance/ Stairs	
		East	Unit No. 106	
		West	Unit No. 104	
	c. GPS Location (Latitude & Longitude Coordinates)	28.693423, 77.146406		
5.	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date of Registration	As Per Sale Deed - - Covered Area – 24.75 Sqm or 266.43 Sft -		
6.	Whether the property self-acquired or ancestral property If ancestral property whether VAO certificate is available If self-acquired whether original title deed verified	Advocate Have to Check		
7.	a. Whether freehold or leasehold If leasehold, unexpired period of lease	Free Hold		
	b. Other infrastructure			
	Possibility of frequent flooding	No		
	Proximity to civic amenities	Yes (Within 1-2 km Approximate)		
	Proximity to surface communications i.e. road, rail etc.	Yes		
	Availability of water / electricity, etc.	Mr. Arvind Kumar Agrawal CA No. 60017368899		
	Whether the land or part thereof notified for acquirement	No		
8.	Whether the property tax has been paid regularly and the amount of tax and the value of the property as per property tax assessment	UPIC ID No. 069068910132100 Mr. Arvind Kumar Agrawal & Mrs. Seema Agrawal Rs. 10568 /-		
9.	Date of physical inspection done by the Engineer a. Whether vacant b. Whether under unauthorized occupation / under legal entanglement	12.09.2024 No (Owner Occupant (Presently Vacant)) No		
10.	Whether falls under "Land Ceiling Act" provisions	No		

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11.	Legal Encumbrances, if any, (Searches and Investigations made)	No
12.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	Category - C Rs. 159840/- Sqm 10.60 Sqm @ Rs 159840/- Sqm x 3 = Rs. 50.83 Lakh Cost of Construction – Rs.15960/- Sqm 24.75 Sqm x 15960/- Sqm = 3.95 Lakh Total Value = Rs. 54.78 Lakh
13.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	266.43 Sft @ Rs 31000/ Sft= Rs 82.60 Lakh
	  	
14.	Value arrived at by the undersigned and reasons thereof a. Market Value of Floor b. Forces / Distress Sale Value c. Comparable Sale Value (in the vicinity) d. Realizable Sale Value	Rate Variable from Rs. 30000/- Sft to Rs. 32000/- Sft, I Considered Rs. 31000/- Sft Taken for Valuation (Dealer Number – Jai Durga Property – 9899652512, R.S. Associates – 9811872871, A.S Properties- 9811175310, 9953000043) Rs 82.60 Lakh Rs. 70.21 Lakh Rs 82.60 Lakh Rs. 78.47 Lakh

This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is enclosed.

Signature (with seal)

Note: This format is illustrative and additional / any other relevant details may be furnished / added wherever necessary.

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Engineer's Valuation Report Summary
Building Valuation

Ref. No. RDG/2024/IB/SEP/103 **Dated – 12.09.2024**

Branch : Indian Bank, Branch - Belapur. Mumbai
Customer : Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal & Mrs. Seema Agrawal W/o Mr. Arvind Kumar Agrawal
Panel Engineer : Er. Ratan Dev Garg

1.	Building Owner's name and address (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal & Mrs. Seema Agrawal W/o Mr. Arvind Kumar Agrawal Joint - Ownership M.No. 90040 91227		
2.	Survey No. and Registrar Office wherein the title deeds are registered c. Whether verified with legal opinion – Survey No./ Patta No. d. Extent of Area e. Coverage Area	Vide Sale Deed No. 2964, Dated- 03.04.2013 Regd. at SRO- New Delhi Covered Area – 24.75 Sqm or 266.43 Sft Commercial Property on First Floor Without roof/terrace rights		
3.	a. Locational Address of the Property	Unit No. 105, First Floor, "AGGARWAL TOWER", Plot No. H-6, Netaji Subhash Place, District Centre, Delhi Landmark - Behind of PP Jewellers		
	b. Specify the boundary description on all sides As Per Sale Deed		As per site	As per Deed
		North	Open to Sky	Not Mentioned
		South	Entrance/ Stairs	
		East	Unit No. 106	
		West	Unit No. 104	
	c. GPS Location(Latitude & Longitude Coordinates)	28.693423, 77.146406		
4.	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date of Registration	As Per Sale Deed - - Covered Area – 24.75 Sqm or 266.43 Sft -		
5.	Whether the property self-acquired or ancestral property If ancestral property whether VAO certificate is available If self-acquired whether original title deed verified	Advocate Have to Check		
6.	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession	No (Free Hold Property)		
7.	Whether the land on which the building stands is owned by the borrower	No		
8.	Type of construction with details a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan) b. Whether any major deviations observed from the approved plan	Its approved Commercial Complex by DDA hence individual map of each flat is not available No		
9.	a. Age of the building and the present condition b. Life expectancy c. Locational disadvantages	19- Years Old (2004-05 (Renovation- 2020-21) 56- Years (Out of 75- Years) No		
10.	a. Whether property tax has been paid regularly b. Amount of tax	UPIC ID No. 069068910132100 Mr. Arvind Kumar Agrawal & Mrs. Seema Agrawal Rs. 10568 /-		
11.	Any other relevant details Whether premises utilized for residential / commercial purposes- Own / rental occupation / Long lease- If rented, rent yield per month Whether standard rent has been fixed under Rent Control Act; if so details: Any dispute between owner and tenant	Commercial Owner Occupant (Presently Vacant) If rented Rs 25000 to Rs 30000/ month Not Known		
12.	Legal Encumbrances, if any, (Searches and Investigations made). Any other details which affect our charge on the property as security	As Per LSR No		
	Building Specification	RCC Framed, RCC Roofing, Flooring Guj. Vitrified Tile, Door/ Window – Wooden/ Steel Shutter & Glass+ Aluminium		

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	Lift Facilities	Yes
	Number of Floor	LGF+4 Floor
	Covered Area	24.75 Sqm or 266.43 Sft
13.	Covered Area	24.75 Sqm or 266.43 Sft
	Floor	First Floor
	Constructed area	24.75 Sqm or 266.43 Sft
	Year of construction Type of construction Type of roof Type of floor Amenities / Extra fittings – Replacement Value (Rs. in lacs)	2004-05(Renovation-2020-21)RCC Framed RCC Vitrified Tile Rs. 1200/ Sft Nil
	Estimates / Present value	Rs. 3.00 Lakh
	Less: Depreciation (Rs. in lacs) Forced / Distress Sale Value (Rs. in lacs)	Nil Nil
	Total Value of Construction After Depreciated	Rs. 3.00 Lakh
	Availability of civic amenities / Water Electricity Connection Drainage Connection Transport / communication Nearest Bus Stop Nearest Railway Station	Yes, Available Yes, Available Yes, Available Yes, Available Delhi Delhi
14.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	Category - C Rs. 159840/- Sqm 10.60 Sqm @ Rs 159840/- Sqm x 3 = Rs. 50.83 Lakh Cost of Construction – Rs.15960/- Sqm 24.75 Sqm x 15960/- Sqm = 3.95 Lakh Total Value = Rs. 54.78 Lakh
15.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	266.43 Sft @ Rs 31000/ Sft= Rs 82.60 Lakh
16.	Value arrived at by the undersigned and reasons thereof	
	e. Market Value Property	Rs 82.60 Lakh
	f. Forces / Distress Sale Value	Rs. 70.21 Lakh
	g. Comparable Sale Value (in the vicinity)	Rs 82.60 Lakh
	h. Realizable Sale Value	Rs. 78.47 Lakh
	i. Circle Rate Value	Rs. 54.78 Lakh
	j. Insurance Value	Rs. 3.00 Lakh

This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is enclosed.

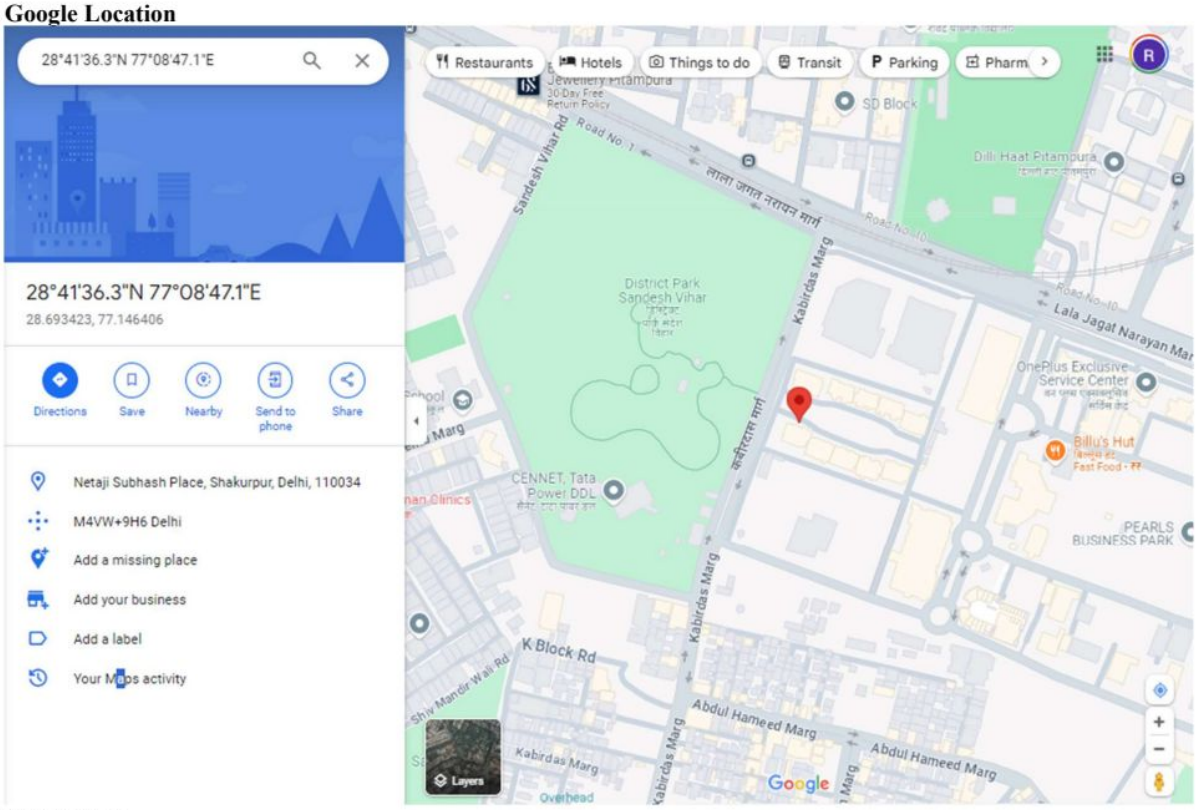
Signature (with seal)

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Google Location



Circle Rate

आवासीय प्रयोग हेतु न्यूनतम भूमि दरें		
इलाके की श्रेणी	आवासीय प्रयोग के लिये भूमि के मूल्यांकन की वर्तमान न्यूनतम दरें (रुपये प्रति वर्ग मीटर में)	आवासीय प्रयोग के लिये भूमि के मूल्यांकन हेतु प्रभावी सर्किल दरें (रुपये प्रति वर्ग मीटर में)
ए	774000	619200
बी	245520	196416
सी	159840	127872
डी	127680	102144
ई	70080	56064
एफ	56640	45312
जी	46200	36960
एच	23280	18624

व्यावसायिक उपयोग के लिये निर्माण लागत की न्यूनतम दरें		
इलाके की श्रेणी	व्यावसायिक उपयोग के लिए निर्माण की वर्तमान न्यूनतम दरें (रूपये प्रति वर्ग मीटर में)	आवासीय उपयोग हेतु भूमि के मूल्यांकन के लिये प्रभावी सर्किल दरें (रूपये प्रति वर्ग मीटर में)
ए	25200	20160
बी	19920	15936
सी	15960	12768

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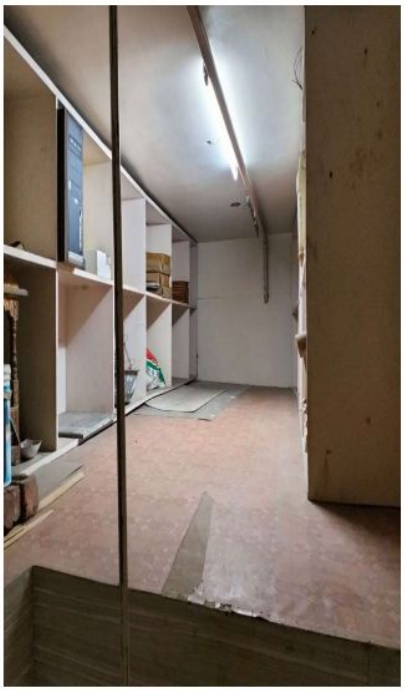
Site Images of Unit No. 105, First Floor, "AGGARWAL TOWER", Plot No. H-6, Netaji Subhash Place, District Centre, Delhi













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