

Original Copy

**VALUATION REPORT**

**SANJOY KR. SUR ROY**

B.Sc(H), B. E., A. M. I. E., F. I. V.

CHARTERED ENGINEER - 79727/7

APPROVED VALUER - CAT-I-6187

REGISTERED VALUER - 2/2007-08

Office : Design Craft

Khalihamari Tiniali

DIBRUGARH

PH: 0373 - 2320970

Mb: 9435031204

**SANJOY KR. SUR ROY**

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PANEL VALUER : STATE BANK OF INDIA, UBI

SYNDICATE BANK, ALLAHABAD BANK, VIJAYA

BANK, UCOBANK, BOB, OBC, LIC HFL, AFC ETC.

REGISTER VALUER FOR INCOME TAX U/S 34AB

WEALTH TAX ACT 1957 ( Immovable Property )

Office : Design Craft

Khalihamari Tiniali

DIBRUGARH - 786001

Ph: 0373-2320970(Office)

Mobile : 9435031204

**VALUATION REPORT**Ref No. DC/SSR/Val/0908/2019Date: 01/10/2019**A. GERERAL :**

1. Name of the Applicant /Owner : **MS. MOHINI RAI**  
daughter of Sri Ghan Shyam Rai
2. Date of Inspection : 23rd September 2019
3. Document produced for persual : 1) Regd. Deed of Sub lease [ No-13690/18 ,Dt 25/04/2018] between Jaiprakash Associates Ltd represented by Mr. Rahul Singh son of Mr. Yeshbir Singh regitered office at Sector -128 , Noida , U P and Ms. Mohini Rai daughter of Sri Ghan Shyam Rai of resident of Flat No -191A Pocket -1, Mayur Vihar , Phase -1 , Delhi -110091
4. Location of the property  
Flat No. : MC00011103, 11th Floor  
Block / Tower No. : G Block , Tower No - 1  
Door No./Street : Moon Court Project , Land -2 , Jaypee Green Surajpur Kasna Road , Greater Noida-201306 , Uttar Pradesh  
Name of the Apartment : **MOON COURT APARTMENT**  
Plot Dag No. : Land -2 , Jaypee Green Surajpur Kasna Road , Greater Noida-201306 , Uttar Pradesh  
Khiraj Periodic Patta No. : --  
Ward/ Village : --  
Municipal Ward No. : -  
P.O. : Grater Noida  
P.S : Do  
City : Do  
District : Gautam Budh Nagar

**B. ENTIRE PROJECT :**

- 1.a Name of the Builder : **M/S JAIPRAKASH ASSOCIATES LIMITED**  
Sector -128 , Noida , U P

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- 1.b Land dimension as per actual
- |                |   |  |
|----------------|---|--|
| Front (East)   | : | As per approved plan to be provided by the Owner |
| Rear (West)    | : | Do   |
| Side A (North) | : | Do   |
| Side B (South) | : | Do   |
2. Total Extent of land as per actual : Do
3. Do the land dimensions at the site tally with
- |                              |   |                                       |
|------------------------------|---|---------------------------------------|
| (a) Approved Plan            | : | Yes.                                  |
| (b) Sale Deed/Sale Agreement | : | Regd. Deed [ 13690/18 ,Dt 25/04/2018] |

**C FLAT UNDER CONSTRUCTION****1. Sale Deed**

- a. Sale Deed executed in the name of : **MS. MOHINI RAI**  
daughter of Sri Ghan Shyam Rai
- b. i) What will be the undivided share of land : 1,984.02 Sqft / 184.32 Sqm  
as per sale deed
- c. Value of undivided share of land : **₹ 1,19,04,120.00**  
(40% of 1,984.02 Sqft @ ₹ 15,000.00 / Sqft)

**2. Construction agreement**

- a. Specification of Flat
- |          |   |   |
|----------|---|---|
| Roof     | : | RCC roof slab with adequate sizes of beam |
| Flooring | : | Vitrefied Tiles / Granite flooring        |
| Doors    | : | Good quality flash door                   |
| windows  | : | Wooden/ Alluminium catchment window       |
- b. What is the super area of the flat ? : 1,984.02 Sqft / 184.32 Sqm
- c. What is the carpet area of the flat ? : 1,600.82 Sqft = 148.72 Sqm
- d. What is the floor space index ? : N/A
- e. Cost of flat's structure as per construction : ₹ 85,000,00.00  
Value ( Including Interior)

**3. Genuineness of rate**

- a. Total cost of the flat's structure [1(c)+2 (e)] : ₹ 2,04,000,00.00
- b. Composite rate as per Sqft [3 (a) / 2(b)] : ₹ 10,282.00 per Sqft
- c. The above rate is genuine ? : Yes
- d. If no, what is the genuine rate ? : Does not arise

Contd..... P/3

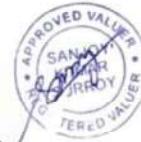
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**D. DRAWING APPROVAL :**

- 1 Layout planning approval no. : Approved plan to be provided by the Owner
- 2 Planning permit no. : Do
- 3 Building permission no : Do
- 4 Validity is upto : Do
- 5 If validity is expired, wheather it is renewed : Do
- 6 Is plan for residential purpose? : Yes for residential
- 7 Approval was govern by : GNIDA

**2. Deviation :**

- i) What are the deviation between approved drawing & actual : Nil
- ii) Wheather deviation are minor/ major in nature : Does not arise

**3. Progress of Work****i) Entire Project**

- Blockwise progress and floor wise progress : Completed in all respect

**ii) Applicant's flat's Structure**

- Stage of works completed : Do
- Nature of work to be done : Nil

**F. Valuation**

1. Percentage of works completed : 100%
  2. Value of works completed as per construction & Interior design and funniture and fixing : ₹ 85,000,00.00
  3. Value of undivided share of land : ₹ 1,19,04,120.00
  4. Total Stage value of flat : ₹ 2,04,04,120.00
- Say ₹ 2,04,00,000.00
- [Rupees Two Crores Four Lakhs ] Only

Contd..... P/4

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**CERTIFICATE :**

As detailed above I have valued the Flat having Flat no MC00011103, of MS. MOHINI RAI daughter of Sri Ghan Shyam Rai at 11th Floor at Moon Court Project, Land -2, Jaypee Green Surajpur Kasna Road, Greater Noida-201306, Uttar Pradesh to be ₹ 2,04,00,000.00 [Rupees Two Crores Four Lakhs] Only as Present Market Value and 20 % less for Distress Value i.e ₹ 1,63,20,000.00 [Rupees One Crores Sixty Three Lakhs Twenty Thousands] as on 23rd September 2019

**DECLARATION:** I hereby declare that :

- I) The information in this report is true and correct to the best of my knowledge and belief.
- II) I have no direct or indirect interest in the property valued.
- III) Valuation Report has done after receiving the Regd. Deed for Sale

Place : Dibrugarh

Date : 1st October, 2019

**GOVT. APPROVED & REGISTERED VALUER**

*Sanjoy*  
SANJOY KUMAR SURROY  
B.Sc. (H), B.E. (Civil), A.M.I.E.  
Chartered Engg. F.I.V.  
APPROVED VALUER  
Regd. No. CAT-1, A-6187  
REGISTERED VALUER  
Regd. No. 2/2007-08/CCIT/SHG


Enco..... 1. Annexure -A

2. Photographs

3. GPS Map etc





  
SANJOY KUMAR SURROY  
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Regd. No.-2/2007-08/CCIT/SHG

N.K.

NOTE: PLANS ARE STILL IN DESIGN AND DEVELOPMENT STAGE. ANY CHANGES TO THE PLANS SHALL BE SUBJECT TO OWNER'S APPROVAL.

	TITLE	APPROVED BY	
	FLOOR PLAN	DEALT BY	
UNIT TYPE	DATE	CHECKED BY	
APPROVED VALUER	OCT 2008	P.N. [Signature]	
REGISTERED VALUER			

JATTE CHRENS  
Apex Place, Apex Hill

Scanned by CamScanner

*Sanjoy*  
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 Regd. No. CAT-1, A-5187  
 REGISTERED VALUER  
 Regd. No. -2/2007-08/CCIT/SHG

NATURE RESERVE PARK

TOWER-1  
TOWER-2  
TOWER-3

ROAD

DATE

1/12

NORTH

APPROVED BY

CHECKED BY

DATE

2008

SANJOY KUMAR SURROY

APPROVED VALUER

TITLE

LOCATION PLAN

UNIT TYPE

MOON COURT

(MC1-1103)

APPROVED VALUER

Sanjoy Place Andheri, India

Scanned by CamScanner

*Sanjoy*

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**PHOTOGRAPHS**



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