

VALUATION REPORT

(IN RESPECT OF LAND/SITE AND BUILDING)

I. GENERAL

1. Purpose for which the valuation is made : Ascertain present market value for banking purpose
2. a) Date of Inspection : 26.05.2020
b) Date on which the valuation is made : 27.05.2020
3. List of documents produced for perusal : i) Sale Deed dated 30.07.2001 ii) Building Map
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) : Mr. Tarun Batra s/o Sh. Sudhir Batra
Sole ownership. Contact person at site: Dipti Aggarwal 8745816940, 9268505444
5. Brief description of the property : Property under valuation is a Ground+1½ storied house in Sector-41 Noida. The subject property has been rented and is being used as a boys PG hostel.
6. Location of the property
 - a) Plot No./Survey No. : Plot No. J-117/41
 - b) Door No : Plot No. J-117/41
 - c) T.S. No./Village : Sector 41
 - d) Ward/Taluka : Noida
 - e) Mandal/District : Gautam Budh Nagar
7. Postal address of the property : Built-up House on Plot No. 117, Block-J, Sector-41, Noida, Dist. Gautam Budh Nagar, Uttar Pradesh
8. City/Town : Noida
 - Residential area : Residential
 - Commercial area : ---
 - Industrial area : ---
9. Classification of the area
 - i) High/Middle/Poor : Middle Class
 - ii) Urban/Semi-Urban/Rural : Urban Area
10. Coming under Corporation limit/ Village Panchayat/Municipality : Within MC Limits
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 : Not Applicable
13. Boundaries of the property
 - : A. As per Title Deed B. As per Actuals
 - : Plot J-118 : Plot J-118
 - : Plot J-116 : Plot J-116
 - : Plot J-138 : Plot J-138
 - North
 - South
 - East

