

# PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-481, Street No. 11, Majlis Park,  
Delhi-110033

M.: 09582166798 & 9711633049

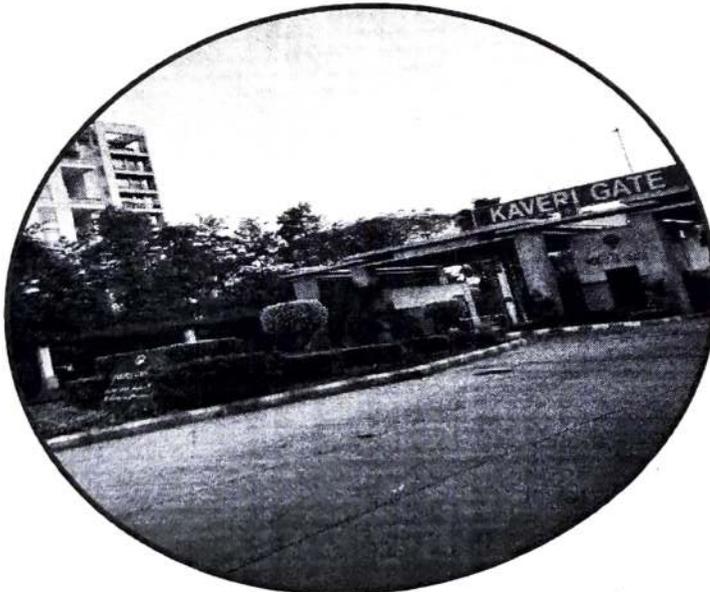
Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com); [perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

Ref. No.: PV/SBI/MEERUT/MAR-001//2019-20/AM

Dated: 12/04/2019

Ref. No.

PROPERTY SITUATED AT	:-	STACKED TOWN HOME UNIT NO. E-DUPLEX (II & III Floor) UNIT 2, AT JAY GREENS, BLOCK G, SURAJPUR KASNA ROAD, GREATER NOIDA-201306(UP)
OWNER	:-	MR. SANJAY GUPTA S/O MR. RAJENDRA KUMAR GUPTA & MR. AJAY GUPTA S/O MR. RAJENDRA KUMAR GUPTA
PURCHASER	:-	--
FAIR MARKET VALUE	:	Rs. 4,25,00,000/-
RELIZABLE VALUE	:	Rs. 3,61,00,000/-
GUIDE LINE VALUE	:	Rs. 1,82,11,600/-
CONSTRUCTION VALUE FOR INSURANCE PURPOSE	:	Rs. 5,00,000/-
BRANCH NAME	:-	STATE BANK OF INDIA, RACPC, MEERUT (UP)



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M.: 09582166798 & 9711633049/58

Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com); [perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

## VALUATION REPORT

Ref. No.: PV/SBI/MEERUT/MAR-001/ 2019-20/AV

Dated: 12.04.2019

<b>1. CUSTOMERS DETAILS</b>	Name of the property Borrower	Mr. Sanjay Gupta S/O Mr. Rajendra Kumar Gupta & Mr. Ajay Gupta S/O Mr. Rajendra Kumar Gupta	
	Name of the property Owner	Mr. Sanjay Gupta S/O Mr. Rajendra Kumar Gupta & Mr. Ajay Gupta S/O Mr. Rajendra Kumar Gupta	
	Proposed Buyer	--	
	Application No.		
<b>2. PROPERTY DETAILS</b>	Address	Stacked Town Home Unit No. E-6/9, Duplex (II & III Floor) Unit 2, at Jaypee Greens, Block G, Surajpur Kasna Road, Greater Noida-201306(UP)	
	Nearby Landmark/Google Map Independent access to property	Located near Pari Chowk, Greater Noida	
<b>3. DOCUMENTS DETAILS</b>	Layout Plan	Layout Plan of Block G, Greater Noida	
	Building Plan	Building Plan is with Developers	
	Construction Permission	Not provided	
	Name of Approving Auth.	GNIDA	
	Approval No.	Vide Letter No. PLG/(BP)BP-1899/C6/REC.14899 DT. 28.10.2009 (As per Sub-Lease Deed)	
	Legal Document	Yes, seen as detailed below:-	
	List of Documents	Copy of Sub-Lease Deed dt. 26.11.2018 registered in SR-Sadar, Gauam Budh Nagar	
<b>4. PHYSICAL DETAILS</b>	Adjoining property	<b>As per the deed</b>	<b>Actual</b>
	North	Not mention in deed	Road
	South		Park
	East		Unit No. E-4/10
	West		Unit No. E-5/9
	Matching of Boundaries	Could not commented	
	Property demarcated	Yes	
	Approved Land use	Residential	
	Type of property	Developers Complex	
	Plotted/Flat	Flat	
	Accommodation Details (Living / Dining / Bed Room/Toilets/Kitchen)	4BR, 5T/B, 1D/D, 1K & 2Balconies, Servant Room with toilet/bath	
	Total No. of Floors	GF + 3 storied	

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	Floor on which the property is located	Duplex (IInd & IIIrd Floor)	
	Approx age of the property	1 yrs. (Built in 2015)	
	Residual Life the Property	64 years	
	Type of structure	RCC Framed Structure	
<b>5.</b>	<b>TENURE/OCCUPANCY DETAILS</b>		
	Status of Tenure	Lease hold	
	Owned/Rented	Lying vacant	
	No. of Year of Occupancy	N.A.	
	Relationship of tenant or Owner	N.A.	
<b>6.</b>	<b>STAGE OF CONSTRUCTION</b>		
	Stage of Construction	Complete	
	Under Construction/Completed	-do-	
	If under construction, extent of completion	Finished Building	
<b>7.</b>	<b>VIOLATIONS IF ANY OBSERVED</b>		
	Nature and extent of violations	Nil	
<b>8.</b>	<b>AREA DETAILS OF THE PROPERTY</b>		
	Site Area	452.26 acres (as per docs)	
	Plinth Area/Covered area	4455.24 sq. ft. or 413.90 sq. mtrs. super area and 4175.89 sq. ft. or 387.95 sq. mtrs. covered area (as per docs)	
	Carpet Area (approx.)	3550 sq. ft. (approx.)	
	Saleable Area	4455.24 sq. ft. or 413.90 sq. mtrs. super area	
	Remarks	4455.24 sq. ft. or 413.90 sq. mtrs. super area as per document is considered for valuation	
<b>9.</b>	<b>VALUATION</b>		
a)	Size of flat under valuation	4455.24 sq. ft. or 413.90 sq. mtrs. super area	
b)	Range of market rate of land of similar properties in the locality	Varies from Rs. 9,400/- to Rs. 9,600/- per sq. ft	
c)	Assessed / adopted rate of valuation	<b>Rs. 9,500/- per sq. ft. on super area</b>	
d)	Estimated value of Flat (a x c)	<b>Rs. 4,23,24,780/-</b>	
e)	Add for car parking space, amenities & Services, if any	<b>Rs. 2,00,000/-</b>	
f)	Grand Total (d + e)	<b>Rs. 4,25,24,780/- .... Say Rs. 4,25,00,000/-</b>	
g)	Monthly Rental of the property	<b>Rs. 50,000/- to Rs. 60,000/- per month</b>	
g)	Mention the value as per Government Approved Rate also.	Yes as given below (summary of valuation)	
<b>h)</b>	<b>GUIDELINE VALUE DETAILS:</b>		
	<b>Description</b>	<b>Area</b>	<b>Guideline rate</b>
	Value of the Flat	413.90 sq. mtrs.	Rs. 40,000 /- per sq. mtrs. (+ 10% Facilities <b>= Rs. 44,000/- per sq. mtrs.</b>
			<b>Amount</b>
			Rs. 1,82,11,600/-
		<b>Total Value</b>	<b>Rs. 1,82,11,600/-</b>

# PERFECT VALUERS

## SUMMARY OF VALUATION

I)	<b>GUIDELINE VALUE</b>	Rs. 1,82,11,600/-
II)	<b>FAIR MARKET VALUE</b>	Rs. 4,25,00,000/- (Rupees Four Crore Twenty Five Lacs Only)
III)	<b>REALIZABLE VALUE</b> (as 15% less than the PMR)	Rs. 3,61,00,000/- (Rupees Three Crore Sixty One Lacs Only)
IV)	<b>FORCED/DISTRESS SALE VALUE</b> (as 25% less than the PMR)	Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lacs Only)
V)	<b>REPLACEMENT VALUE</b> (For Insurance Purpose)	Rs. 55,00,000/-
vi)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	For the reasons stated below:- 1. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which generally vary market rates. 2. The market rate depends on demand & supply of the property in a particular area.

### BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

- 1) The subject property is 4BHK Duplex with servant room unit in a Group Housing residential Complex named "Jaypee Greens" situated at Block-G, Surajpur Kasna Road, Greater Noida being built as GF + 3 storied.
- 2) The valuation is done for Second & Third Floor (Duplex) unit No. E-6/9 having super area 4455.24 sq. ft. or 413.90 sq. mtrs. as per documents & the same is considered for valuation.
- 3) Subject duplex unit comprising of one drawing cum dining, four bed rooms, one kitchen, five toilets and two pooja rooms, one servant room with toilet and two balconies. One lift is also installed in the building. The property is 1 year old & lying vacant as on date.
- 4) The composite rate is taken to arrive the market value of the property.
- 5) The property is located near Pari Chowk, Greater Noida

### 10 ASSUMPTIONS / REMARKS

i)	Qualifications in TIR/Mitigation suggested, if any.	Bank to verify
ii)	Property is SARFAESI compliant::	Yes
iii)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
iv)	Whether entire piece of land on which the Flat is set up/property is situated has been mortgaged or to be mortgaged.	To be mortgaged
v)	Details of Last two transactions in the locality/area to be provide, if available.	As the 2 sale transactions in the locality are not available we are providing copies of property portal 99 acres. com or Magicbriks.com for assessing the nearby value in the particular area.
vi)	Layout plan sketch of the area in which the property is located with latitude and longitude	28° 28' 0.372" N 77° 30' 36.396" E
vii)	Any other aspect which has relevance on the value or marketability	--

## PERFECT VALUERS

11.	DECLARATION	
i)	We have deputed our representative Mr. Amit inspect the property, who has personally inspected the site/property on 08.04.2019	
ii)	We have no direct or indirect interest in the property valued.	
iii)	The information furnished in this report is true to the best of our knowledge and belief.	
iv)	Ownership papers/sale deeds may please be verified at your end to ascertain the right title & areas.	
v)	Fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair, market value of such properties/localities may increase or decrease, depending on the future market conditions & scenarios. This report does not certify or confirm any ownership or title of the property that has been valued	
vi)	No structural survey was conducted by us.	
vii)	We are not required to give testimony or appear in court by any reason of this appraisal report, with reference to the Property in question.	
viii)	We have submitted written valuation report directly to the bank	
ix)	Enclosures Documents & Photographs (Geo- stamping with date )	Yes

Place : New Delhi  
Date : 12.04.2019  
Note : This report contains 6 pages

# PERFECT VALUERS

## 4BHK Residential Apartment Home and Soul Page Three Residences

Jaypee Greens, Greater Noida, U.P. | 1000 Sq. Ft. | 4 BHK

Home > Page 3 in Greater Noida > Jaypee Greens > 1 Apartment > 4 BHK

Posted on Mar 15, 2019 by Investor's Clinic | InvestWith.Pk | 68

₹ 2.5 - 3.6 Cr

2185-3100 Sq.ft

New Launch

Base Price: ₹ 11442 Per Sq.Ft.

Carpet Area

Possession: May 2022

View Floor Plans

View Phone Number

Shortlist

REBA STATUS

REGISTERED

Registration No: UPREPAPR/15204

Website: <http://up-nraa.in/>

Floor Plans

Project Details

Dealer Details

Recommendations

Location

FLOOR PLAN

INCLUSIONS

AREA DETAILS

PRICE DETAILS

4 Bedroom  
2 Bathroom

Carpet Area

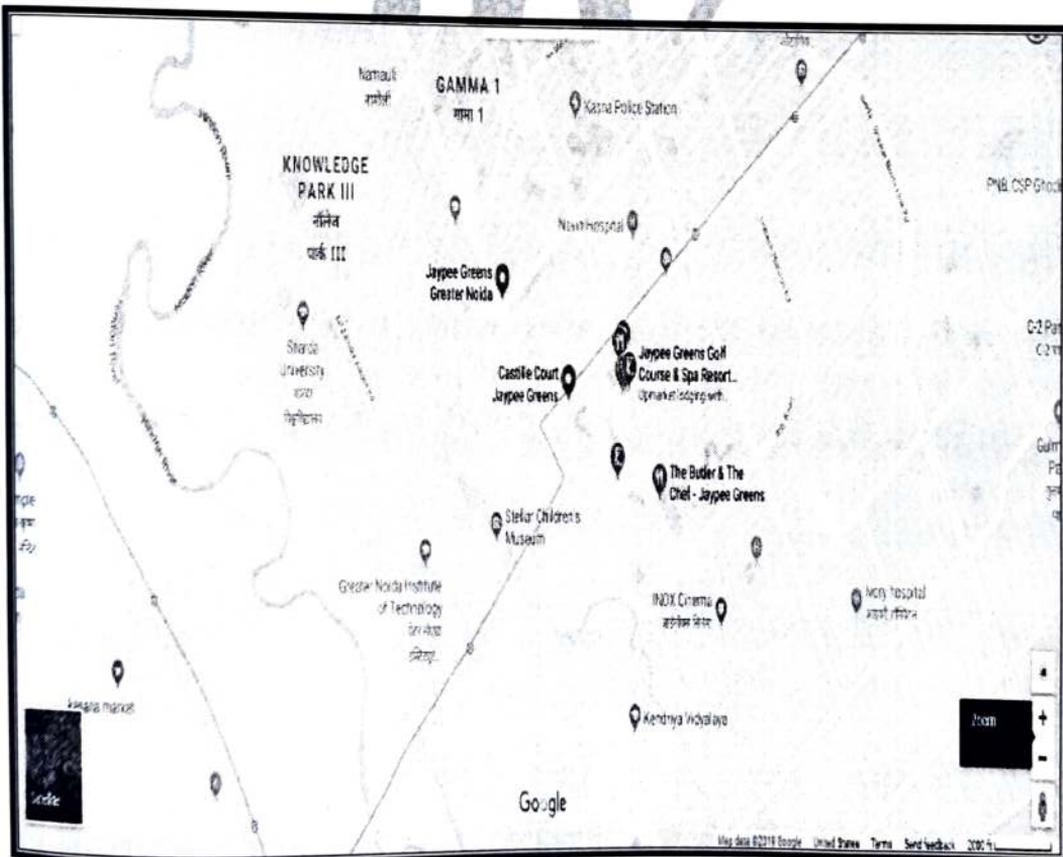
2185 Sq.ft.

Base Price: ₹ 2.5 Crore @ 11442 psf



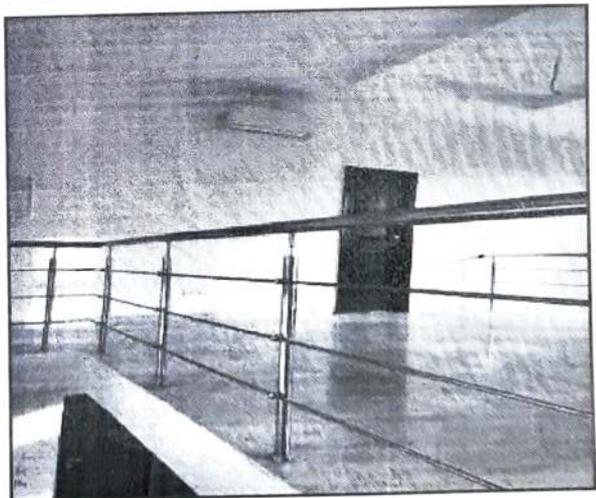
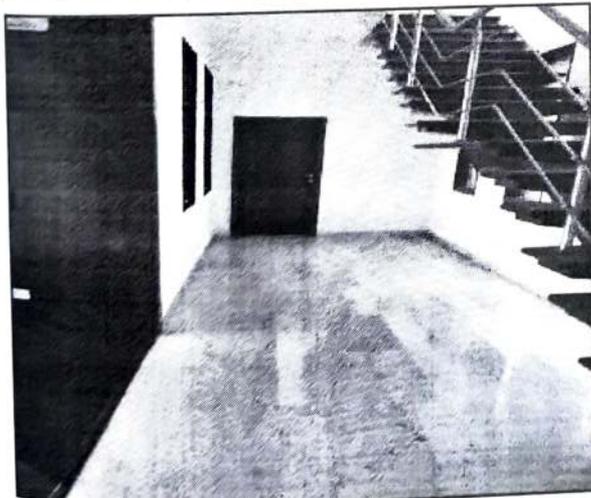
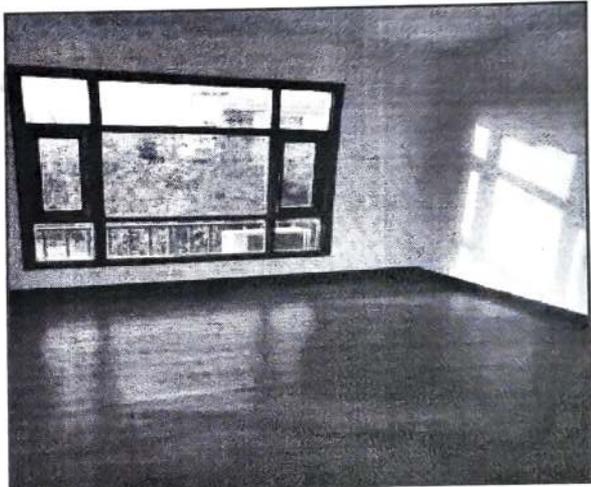
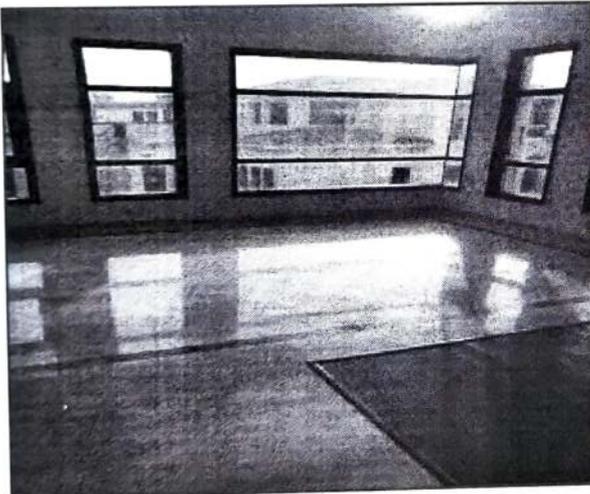
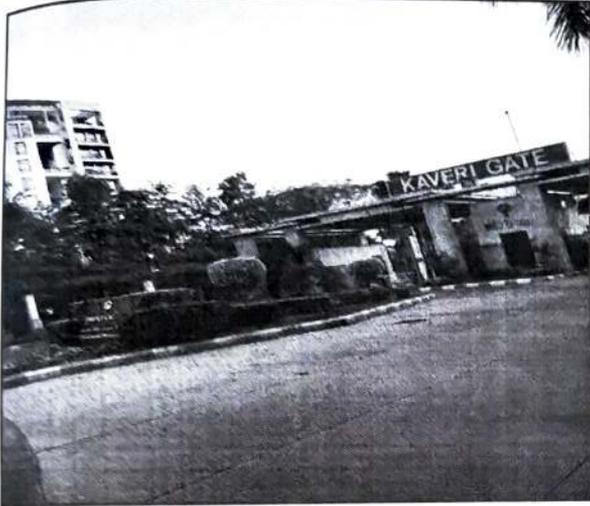
Dealer Name  
Investors Clinic

Name



## PERFECT VALUERS

STACKED TOWN HOME UNIT NO. E-6/9, duplex (iind & iiird floor) UNIT 2, at JAYPEE GREENS, BLOCK G, SURAJPUR KASNA ROAD, GREATER NOIDA-201306(UP)



MR. SANJAY GUPTA S/O MR. RAJENDRA KUMAR GUPTA & MR. AJAY GUPTA S/O MR. RAJENDRA KUMAR GUPTA