

Er. DHARMENDRA KUMAR GUPTA

(Chartered Engr. & Govt. Regd. Valuer)
Regd. No. VALUER -11/2016-2017

OFFICE:- A-181, B-1, SHALIMAR GARDEN
EXT-II, SAHIBABAD, GHAZIABAD-201005

E-Mail: dharmendrkr.gupta9@gmail.com,

Mobile No. 9313070975

**VALUATION REPORT
OF
IMMOVABLE PROPERTY**

SITUATED AT

UNIT BEARING NO. E-6/9, SECOND & THIRD FLOOR (DUPLEX), UNIT 2, AT JAYPEE
GREENS, BLOCK G, SURAJPUR KASNA ROAD, GREATER NOIDA 201306(UP)

OWNER

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



ON BEHALF OF

STATE BANK OF INDIA, MEERUT, UTTAR PRADESH

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VALUATION REPORT

Ref. No.: SBI/MEERUT/2019-20/001

Dated: 16.04.2019

1.	CUSTOMERS DETAILS		
	Name of the property Owner	Sh. Sanjay Gupta S/O Mr. Rajendra Kumar Gupta & Mr. Ajay Gupta S/O Mr. Rajendra Kumar Gupta	
	Account Name	--	
2.	PROPERTY DETAILS		
	Address	Unit Bearing No. E-6/9, Second & Third Floor (Duplex), Unit 2, At Jaypee Greens, Block G, Surajpur Kasna Road, Greater Noida 201306(UP)	
	Nearby Landmark/Google Map Independent access to property	Near Pari Chowk, Greater Noida, UP	
3.	DOCUMENTS DETAILS		
	Layout Plan	Layout plan of Jaypee Greens, Block G, Greater Noida	
	Building Plan	Not submitted to us	
	Construction Permission	--do--	
	Name of Approving Auth.	GNIDA	
	Approval No.	Vide No. PLG/(BP)BP-1899/C6/Rec. 14899 dt. 28.10.2009 (as per Deed)	
	Legal Document	No	
	List of Documents	Sub-Lease Deed dt. 26.11.2018 Regd. in SF Budh Nagar	
4.	PHYSICAL DETAILS		
	Adjoining property	As per the deed	Actual
	North	Not provided	Road
	South		Park
	East		Unit No. E-4/10
	West		Unit No. E-5/9
	Matching of Boundaries	Can't say	
	Property demarcated	Yes	
	Approved Land use	Residential	
	Type of property	Residential	
	Plotted/Flat	Flat	
	Accommodation Details (Living/Dining/Bed Room/Toilets/Kitchen)	1D/D, 4BR, 1K, 5T & B, Pooja Room & balconies with servant room	
	Total No. of Floors	GF + 3 storied	
	Floor on which the property is located	Second & Third Floor (Duplex)	
	Approx age of the property	01 yrs. (Built in 2018)	
	Residual Life the Property	64 yrs	
	Type of structure	Load bearing wall with RCC columns & beams	

5.	TENURE/OCCUPANCY DETAILS			
	Status of Tenure			
	Owned/Rented		Lease Hold	
	No. of Year of Occupancy		Lying vacant	
	Relationship of tenant or Owner		Owner to disclose	
			-do-	
6.	STAGE OF CONSTRUCTION			
	Stage of Construction		Completed	
	Under Construction/Completed		Completed	
	If under construction, extent of completion		Finished	
7.	VIOLATIONS IF ANY OBSERVED			
	Nature and extent of violations		Nil	
8.	AREA DETAILS OF THE PROPERTY			
	Site Area		452.26 acres (as per docs)	
	Plinth Area/Covered area		413.90 sq. mtrs. or 4455.24 sq. ft. super area and 387.95 sq. mtrs. or 4175.89 sq. ft. covered area (as per docs)	
	Carpet Area (approx.)		3550 sq. ft. (approx)	
	Saleable Area		413.90 sq. mtrs. or 4455.24 sq. ft. super area	
	Remarks		413.90 sq. mtrs. or 4455.24 sq. ft. super area as per docs is considered for valuation	
9.	VALUATION			
a)	Size of Flat under valuation		413.90 sq. mtrs. or 4455.24 sq. ft. super area	
b)	Range of market rate of land of similar properties in the locality		Varies from Rs. 9,500/- to Rs. 10,000/- per sq. ft.	
c)	Assessed / adopted rate of valuation		Rs. 9,700/- per sq. ft.	
d)	Estimated value of Flat (a x c)		Rs. 4,32,15,828/-	
e)	Add for two car parking space, amenities & Services, if any		Included in above cost	
f)	Grand Total (d + e)		Rs. 4,32,15,828/- Say.... Rs. 4,32,00,000/-	
g)	Monthly Rental of the property		Rs. 75,000/- to Rs. 1,00,000/- per month	
g)	Mention the value as per Government Approved Rate also.		Yes as given below (summary of valuation)	
h)	GUIDELINE VALUE DETAILS:			
	Description	Area	Guideline rate	Amount
	Value of land	413.90 sq. mtrs	40,000/- per sq. mtrs. plus 10% for facilities	Rs. 1,82,11,600/-
	Value of Construction	--	--	--
	Total Value			Rs. 1,82,11,600/-

SUMMARY OF VALUATION		
I)	GUIDELINE VALUE	Rs. 1,82,11,600/-
II)	FAIR MARKET VALUE	Rs. 4,32,00,000/- (Rupees Four Crore Thirty Two Lacs Only)
III)	REALIZABLE VALUE (as 15% less than the PMR)	Rs. 3,67,00,000/- (Rupees Three Crore Sixty Seven Lacs Only)
IV)	FORCED/DISTRESS SALE VALUE (as 25% less than the PMR)	Rs. 3,24,00,000/- (Rupees Three Crore Twenty Four Lacs Only)
V)	REPLACEMENT VALUE (For Insurance Purpose)	Rs. 60,00,000/-
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.	Market rate of the flat is higher more than 20% of the circle rate.
BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION		
The property under valuation is a Second & Third Floor (Duplex) at Jaypee Greens, having super area 4455.24 sq. ft. or 413.90 sq. mtrs. comprising of one drawing cum dining, one kitchen, four bed rooms, five toilets, pooja rooms and balconies and one servant room. It is located near Pari Chowk, Greater Noida. The super area as per docs is considered in the valuation report.		
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.	Already 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' 7.788" N 77° 31' 3.216" E
vii)	Any other aspect which has relevance on the value or marketability	Nil

D. K. GUPTA

11.	DECLARATION	
i)	We have deputed my representative to inspect the property, who has personally inspected the site/property on 15.04.2019.	
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 my 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 : 16.04.2019

Note : This report contains 6 pages

(DHARMENDRA KUMAR GUPTA)



