

**VALUATION OPINION**  
**Of**  
**IMMOVABLE PROPERTY**  
**For**

**Bank of Baroda, Naharpur Branch, Naharpur, Sector-7,  
Rohini, Delhi-110085**



**Property Address:**

**Unit No. C-193, Ground Floor, situated at  
Block-C, Jindal Global City, Sector-35,  
Sonipat, Distt. Sonipat, Haryana**

**Owner(s)**

**Mrs. Anju Chauhan w/o Mr. Man Mohan  
Chauhan**

**Intended Purchaser(s)**

**1) Mrs. Archana Ramesh w/o Mr. Nitin  
Chauhan and 2) Mr. Nitin Chauhan S/o Mr.  
Jagbir Singh Chauhan**

**Date of Visit : 20/08/2023**

**Date of Valuation: 21/08/2023**



**Apex Valuers & Consultants**

**(Expertise in Immovable Properties)**

**Consultancy Services For Asset/Property Valuation, Project Monitoring, Lender's Engineers, Civil Engg., etc.**

**Office : C-7/72, 1st Floor, Sector-7, Rohini, Delhi-110085**

**Phones: 01147330845, 09810413230 E-mail : apexvaluers09@gmail.com, apexvaluers07@gmail.com, apexvaluers@yahoo.in**

21/08/2023

**To**  
**The Chief Manager**  
**BANK OF BARODA**  
**NAHARPUR BRANCH**  
**Naharpur, Sector-7, Rohini, Delhi**

Dear Sir,

**Ref: The property under valuation is a built-up Ground Floor bearing Unit No. C-193, having its super built-up area measuring 134.70 square meters or equivalent to 1450.00 square feet situated at Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.**

**The property belongs to Mrs. Anju Chauhan w/o Mr. Man Mohan Chauhan** (As per Copy of Conveyance Deed vide Reg. No. 8352 in additional Book No. 1 Vol No. 13272, on Page 58 to 60 dated 30/10/2019)

**The Intended Purchaser(s): 1) Mrs. Archana Ramesh w/o Mr. Nitin Chauhan and 2) Mr. Nitin Chauhan S/o Mr. Jagbir Singh Chauhan** (As per copy of Agreement to Sell vide Certificate No. T0K2023H101, dated 11/08/2023) (Genuineness & verification of all Documents, old Liens, Identity of Parties and their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the previous long records by legal advisor or Bank's representative. Since valuer is not supposed to visit the revenue office, this report does not verify or confirms any ownership/ genuineness of documents or title of the property that has been valued)

**The Geographical location of property is 28°56'09.3"N 77°03'46.7"E and the accuracy is approximately  $\pm 10M$ .**

In accordance with instructions received from competent authority, the above property was inspected on 20/08/2023 in order to determine its current market value/fair market value for banking purpose. Our observations are as follows:

Ref. No. : AVC/BOB/NAHARPUR/01

Date: 21/08/2023

**To**  
**The Chief Manager**  
**Bank of Baroda**  
**NAHARPUR BRANCH**  
**Naharpur, Sector-7, Rohini, Delhi**

**VALUATION REPORT (IN RESPECT OF FLATS/ FLOORS)**

<b>I GENERAL</b>			
1.	Purpose for which the valuation is made	:	For Fair Market Value
2.	a) Date of inspection	:	<b>20/08/2023</b>
	b) Date on which the valuation is made	:	<b>21/08/2023</b>
3.	List of documents produced for perusal		
	Title Deed	:	Conveyance Deed vide Reg. No. 8352 in additional Book No. 1 Vol No. 13272, on Page 58 to 60 dated 30/10/2019
	Agreement to Sell	:	Agreement to Sell vide Certificate No. T0K2023H101, dated 11/08/2023
4.	Name of the owner(s) and his / their address(s) with Phone no.	:	<b>Mrs. Anju Chauhan w/o Mr. Man Mohan Chauhan</b>
	Details of share of each owner in case of joint ownership	:	Single Ownership
	Intended Purchaser(s)	:	<b>1) Mrs. Archana Ramesh w/o Mr. Nitin Chauhan and 2) Mr. Nitin Chauhan S/o Mr. Jagbir Singh Chauhan</b>
5.	Brief description of the property (Including leasehold/freehold etc.)	:	Freehold built-up Ground Floor bearing Unit No. C-193, having its super built-up area measuring 134.70 square meters or equivalent to 1450.00 square feet situated at Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.
5a	Total Lease period & remaining period (if leasehold)	:	N.A.

6.	Location of property a) Plot No. / Survey No. b) Door No. c) T.S. No. / Village/ Colony d) Ward / Taluka e) Mandal / District f) Date of issue and validity of layout of approved map/ plan g) Approved map/ plan issuing authority h) Whether genuineness or authenticity of approved map/ plan is verified i) Any other comments on authenticity of approved plan and construction as per the approved plan	:	Unit No. C-193, Ground Floor Unit No. C-193, Ground Floor -- -- Sonipat Layout Drawing has been sanctioned vide Memo No. 2279 dated 09/02/2015 DTCP Haryana No NIL	
7.	Postal address of the property	:	Property bearing Unit No. C-193, Ground Floor, situated in Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.	
8.	<ul style="list-style-type: none"><li>City / Town</li><li>Residential Area</li><li>Commercial Area</li><li>Industrial Area</li></ul>	:	Block-C, Jindal Global City, Sector-35, Sonipat Yes N.A. N.A.	
9.	Classification of the area i) High / Middle / Poor ii) Urban / Semi Urban / Rural	:	Middle Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Within MC Limit	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	Not Applicable	
12.	Boundaries of the property <ul style="list-style-type: none"><li>East</li><li>West</li><li>North</li><li>South</li></ul>	:	As per Document	As per physical verification
		:	Green 12 mtr wide Road Plot No. C-192 Plot No. C-194	Green 12 mtr wide Road Plot No. C-192 Plot No. C-194
		:	28°56'09.3"N 77°03'46.7"E	
13.	Dimensions of the site <ul style="list-style-type: none"><li>East</li><li>West</li><li>North</li><li>South</li></ul>	:	a As per Document	b In Actual
		:	<div><div></div>1450.00 ft<sup>2</sup> (Super Built-Up Area)</div>	<div><div></div>1450.00 ft<sup>2</sup> (Super Built-Up Area)</div>

14.	Extent of the site	:	1450.00 ft <sup>2</sup>
15.	Extent of the site considered for valuation (least of 13a & 13b)	:	1450.00 ft <sup>2</sup>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied but lying vacant
<b>II APARTMENT BUILDING</b>			
1.	Nature of the apartment	:	Residential Use
2.	Location T.S. No. Block No. Ward No. Village / Municipality / Corporation Door No., Street or Road (Pin Code)	: : : : : :	Block-C, Jindal Global City, Sector-35, Sonipat -- Block-C -- Within MC Limit Unit No. C-193, Ground Floor
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Area
4.	Year of Construction	:	Built Around 2018-2019 (Approx. 4 years old construction)
	Residual Age of the building	:	76 years (Subject to proper maintenance of the building)
5.	Number of floors	:	Triple Storeyed
6.	Type of structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Triple Storeyed
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	<b>Facilities available</b> Lift Protected Water Supply Underground Sewerage Car Parking Open / Covered Does Compound wall exist? Is pavement laid around the Building?	: : : : : : :	No Yes Yes Open Yes Yes Yes

<b>III FLAT/ FLOOR</b>			
1.	The floor in which the flat/ floor is situated	:	Ground Floor
2.	Door No. of the flat/ floor	:	Unit No. C-193
3.	Specifications of the flat/ floor <ul style="list-style-type: none"> <li>• Roof</li> <li>• Flooring</li> <li>• Doors</li> <li>• Windows</li> <li>• Fittings</li> <li>• Finishing</li> </ul>	:	RCC Tiles / Marble MS / Wooden Wooden frame with glass panel Conduit Electric Wiring Inside and Outside finished with distemper
4.	House Tax <ul style="list-style-type: none"> <li>• Assessment number</li> <li>• Tax amount</li> <li>• Receipt in the name of</li> </ul>	:	Details with owner -- -- --
5.	Electricity Service connection No. Meter Card is in the name of	:	Details with owner
6.	How is the maintenance of the Flat/ Floor?	:	Good
7.	Title Deed executed in the name of	:	<b>Mrs. Anju Chauhan w/o Mr. Man Mohan Chauhan</b>
	Agreement to sell executed in the name of	:	<b>1) Mrs. Archana Ramesh w/o Mr. Nitin Chauhan and 2) Mr. Nitin Chauhan S/o Mr. Jagbir Singh Chauhan</b>
8.	What is the undivided area of land as per title deed?	:	N.A.
9.	What is the super built-up area of the Flat/Floor	:	1450.00 ft <sup>2</sup> <b>Or</b> 134.70 m <sup>2</sup>
	What is the built-up area of the Flat/ Floor	:	1143.37 ft <sup>2</sup> <b>Or</b> 106.222 m <sup>2</sup>
	What is the carpet area of the Flat/ Floor	:	920.32 ft <sup>2</sup>
10.	What is the floor space index?	:	As per building bye laws
11.	What is the carpet area of the premises?	:	920.32 ft <sup>2</sup>
12.	Is it posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for residential or commercial?	:	Residential Use
14.	Is it owner occupied or tenanted?	:	Owner Occupied but lying vacant
15.	If tenanted fully, What is the gross monthly rent?	:	N.A.

IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Its Location & Situation
3.	Any negative factors are observed which affect the market value in general?	:	No
V RATE			
1.	After analyzing the comparable sale instances, what is the composite rate for a similar premises with same specifications in the adjoin locality?	:	Rs. 5000 to Rs 5500.00 per ft <sup>2</sup> of super built-up area depending upon the size, location, approach, quality of construction etc. After considering the all above factors we assumed the composite area rate for this particular premise is Rs. 5000.00 per ft <sup>2</sup> of super built-up area basis.
	Alongwith details / reference of at least two latest deals/transactions with respect to adjacent properties in the area	:	<p>Ample variation being observed in general in the guideline rate vis-à-vis market rate. Guide line rates every year being fixed by the Govt. whereas the Market rate depends on local conditions, situation and demand of particular property. It fluctuates frequently.</p> <p>We are providing mobile number of property dealer(s) for assessing the nearby value in the particular area.</p> <p>1. Sahyog Properties: +919958061188/ 9717311818  2. Aastha Homes: +91 8287212121/ 9896010160  3. Jindal Realty: +91 8295922322/ 8527495022</p>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the premises under valuation after comparing with the specifications and other factors with the premises under comparison (Give details)	:	After considering the type of construction and composite rate of the premises under valuation similar specifications cost of Immovable fittings etc. We assumed the replacement cost of the existing construction at Rs. 5000.00 per ft <sup>2</sup> of super built-up area basis.
3.	Break-Up for the Rate i. Building + Services ii. Land + Others	: : :	Rate adopted Rs. 5000.00 per ft <sup>2</sup> Rs. 1400.00 per ft <sup>2</sup> Rs. 3600.00 per ft <sup>2</sup>
4.	Guidelines rate obtained from the sub-registrar office (an evidence Thereof to be enclosed)	:	Circle rate for Jindal Global City, Sector-35, Sonipat is Rs. 2850.00 per ft <sup>2</sup>
	• Value of Said Unit	: = :	1143.37 ft <sup>2</sup> X Rs. 2850.00 Rs. 32,58,604.50 Or Rs. 32,58,605.00
	• Total Value of Said Premises as per Circle Rate	: = =	  <b>Rs. 32,58,605.00</b>

## VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

1.	a)	Depreciated Building Rate Replacement cost of premises/ with service {V(3) (i)} Age of Building Total Life of the Building estimated Depreciation percentage assuming the Salvage Value as 10% Depreciated Rate of the Building	:	NIL Rs. 1400.00 per ft <sup>2</sup>  Approx. 4 years old construction 80 years from the year of construction NIL Rs. 1400.00 per ft <sup>2</sup>
2.	b)	Total Composite Rate arrived for valuation Depreciated Building Rate {VI(a)} Rate of Land & other {V (3) (ii)} Total Composite Rate	:	Rs. 1400.00 per ft <sup>2</sup> Rs. 3600.00 per ft <sup>2</sup> Rs. 5000.00 per ft <sup>2</sup>

### Details of valuation

S.No.	DESCRIPTION	QUANTITY	RATE PER ft <sup>2</sup> In (Rs.)	PRESENT VALUE (Rs.)
1.	Present value of the premises	1(Super Built-Up Area Approx.: 1450.00 ft <sup>2</sup> )	5000.00	72,50,000.00
2.	Wardrobes	Already Accounted	Already Accounted	Already Accounted
3.	Show cases / Almirahs	Already Accounted	Already Accounted	Already Accounted
4.	Kitchen Arrangements	Already Accounted	Already Accounted	Already Accounted
5.	Superfine finish	Already Accounted	Already Accounted	Already Accounted
6.	Interior Decorations	--	--	--
7.	Electricity deposits/ electrical fittings etc.	Already Accounted	Already Accounted	Already Accounted
8.	Extra Collapsible gates / grill works etc.	Already Accounted	Already Accounted	Already Accounted
9.	Potential Value, if any?	Already Accounted	Already Accounted	Already Accounted
10.	Others	--	--	--
11.	As per current stage of work completion the value of the flat (if flat is under construction)	N.A.	N.A.	N.A.
12.	After 100% completion final value of flat	N.A.	N.A.	N.A.
<b>Total</b>		<b>Approx. 1450.00</b>	<b>5000.00</b>	<b>72,50,000.00</b>



**As a result of my appraisal and analysis it is my considered opinion that the**

<b>Present Market Value</b>	Rs. 72,50,000.00	Seventy Two Lac Fifty Thousand Rupees Only
<b>Realizable Value</b> (-5% of MV)	Rs. 68,87,500.00	Sixty Eight Lac Eighty Seven Thousand Five Hundred Rupees Only
<b>Distress Value</b> (-30% of MV)	Rs. 50,75,000.00	Fifty Lac Seventy Five Thousand Rupees Only
<b>Insurance Value</b> of the above property is (1450.00 X Rs. 1400.00)	Rs. 20,30,000.00	Twenty Lac Thirty Thousand Rupees Only
<b>Circle Rate Value</b> of the above property is	Rs. 32,58,605.00	Thirty Two Lac Fifty Eight Thousand Six Hundred Five Rupees Only
<b>Future Value</b> of a flat/ apartment under development	N.A.	N.A.

NOTE: Latest Sales Instances are not available on the Actual Market Value; as sales instances are very near to the Circle Rate Value in most of the cases. Hence this can't be compare with actual market rate of the property. The sale of the subject property is assumed to be on circle rate vis-à-vis cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market considering the market scenario. However the Circle Rate Value is already given in our report for your ready reference. In case of any doubts regarding Fair Market Value as adopted by us, the bank must raise objection before disbursement/renewal the loan/limit or within 15 days of submission of Valuation Report whichever is earlier.

**VALUATION :** Here the approved valuer should discuss in details his Approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as (i) sale ability (ii) likely rental values in future and (iii) any likely income it may generate may be discussed). Rates arrived at on L.S. composite basis looking at the quality of construction, site location & marketability of the property.

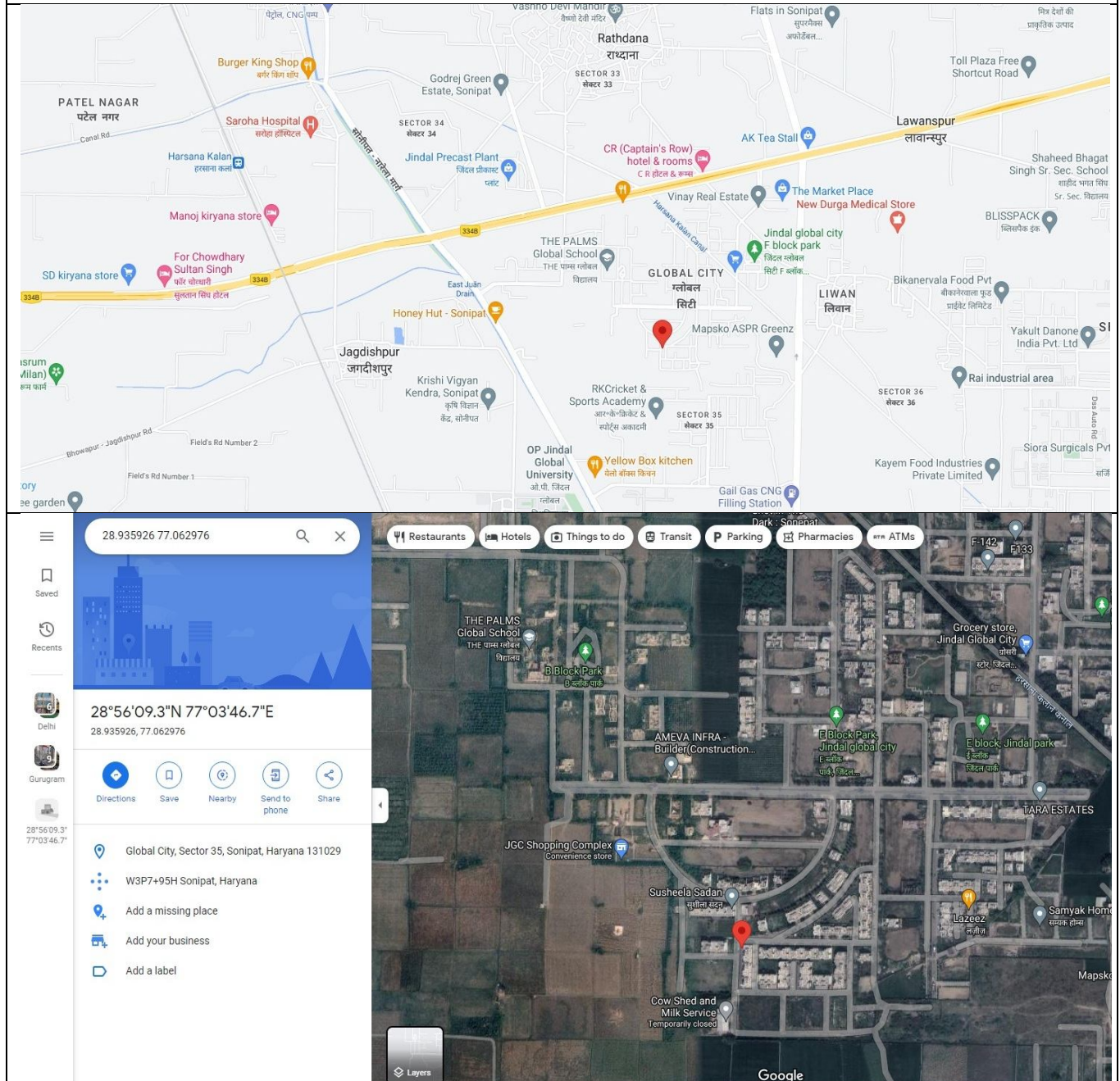
As a result of my appraisal & analysis it is my considered opinion in the prevailing condition with aforesaid specification is that

- The Present Fair Market value of the above property **Rs. 72,50,000.00**
- The Realizable Value of the above property is **Rs. 68,87,500.00** and
- The Distress Value is **Rs. 50,75,000.00**

**Ajay Kumar Dubey**  
**For Apex Valuers & Consultants**

Latitude	28°56'09.3"N
Longitude	77°03'46.7"E

### GEO TAGGING AND ROUTE MAP OF PROPERTY



**JINDAL REALTY (P) LIMITED**

**Sonepat GLOBAL CITY**  
NORTH DELHI METRO  
Creating Value for You

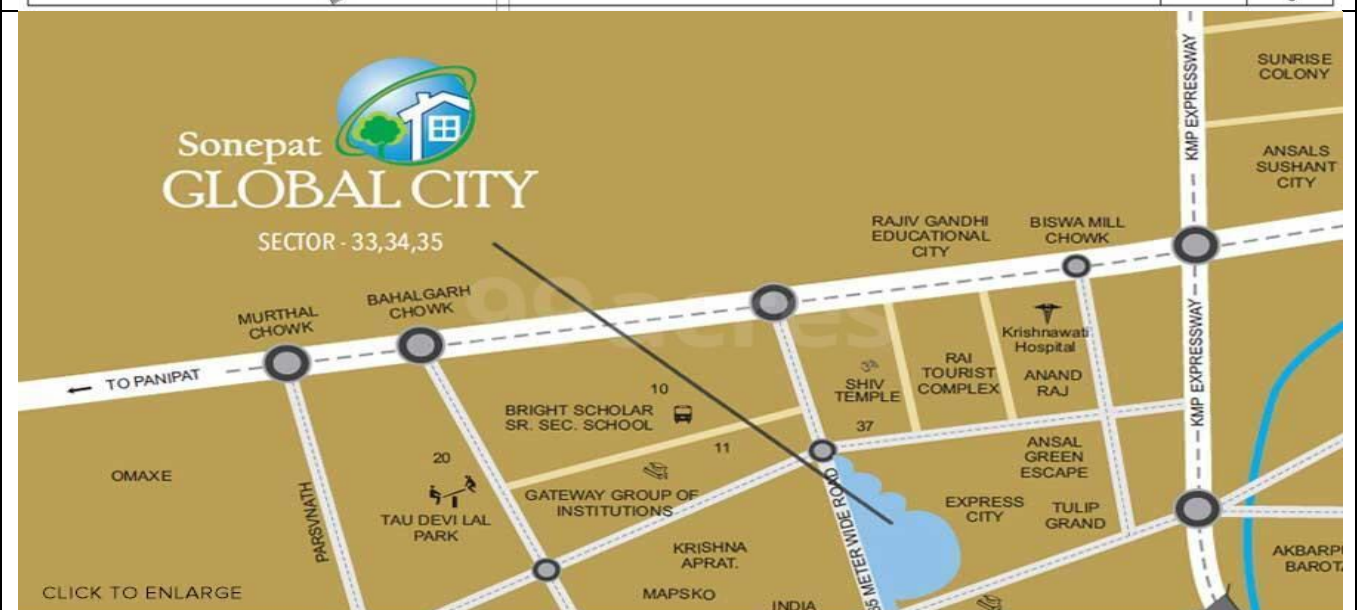
**LEGEND**

Sl. No.	Plot Area (Sq. Yd.)	Plot Area (Sq. M.)	Plot Area (Sq. Ft.)	Plot Area (Sq. M.)	Plot Area (Sq. Ft.)
1	150 to 250	1250.00 to 2070.00	1300.00 to 2190.00	1250.00 to 2070.00	1300.00 to 2190.00
2	251 to 330	2071.00 to 2770.00	2191.00 to 2920.00	2071.00 to 2770.00	2191.00 to 2920.00
3	331 to 400	2771.00 to 3300.00	2921.00 to 3470.00	2771.00 to 3300.00	2921.00 to 3470.00
4	401 to 600	3301.00 to 5000.00	3471.00 to 5290.00	3301.00 to 5000.00	3471.00 to 5290.00
5	601 and above	5001.00 and above	5291.00 and above	5001.00 and above	5291.00 and above

- 150 to 250 Sq. Yd.
- 251 to 330 Sq. Yd.
- 331 to 400 Sq. Yd.
- 401 to 600 Sq. Yd.
- 601 and above Sq. Yd.
- COMMERCIAL
- COMMUNITY FACILITIES
- GREEN AREA
- BUILT UP FLOORS
- BUILT UP VILLAS



**Sonepat GLOBAL CITY**  
SECTOR - 33,34,35







99acres

Buy ▾ Enter Locality / Project / Society / Landmark

[Home](#) > [Property in Sonipat](#) > [Builder Floor in Sonipat](#) > [Builder Floor in Sector-35 Sonipat](#) > [3 BHK Builder Floor in Sector-35 Sonipat](#)

□ **85 Lac** @ 42,500 per sq.yards  
Estimated EMI ₹ 67,890

**3BHK 3Baths**

Independent/Builder Floor for Sale

In Jindal Global City, Sector-35 Sonipat, Sonipat, Haryana

RERA STATUS ⓘ

REGISTERED

Registration No: 261 OF 2017 DATED 03.10.2017

Website: <https://haryanarera.gov.in/>[Overview](#)[Society](#)[Dealer Details](#)[Price Trends](#)[Locality Reviews](#)[Recommendations](#) >**Property (1)****Society (10)****Area**Carpet area: 200 sq.yards ✓  
(167.23 sq.m.)**Configuration**

3 Bedrooms , 3 Bathrooms, 2 Balconies

**Price**□ 85 Lac  
@ 42,500 per sq.yards (All inclusive) [View Price Details](#)**Address**Jindal Global City  
Sector-35 Sonipat, Sonipat**Floor Number**

Ground of 2 Floors

**Facing**

East

**Overlooking**  
Main Road**Property Age**  
1 to 5 Year Old

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

[Home](#) > [Property in Sonipat](#) > [Builder Floor in Sonipat](#) > [Builder Floor in Sector-35 Sonipat](#) > [3 BHK Builder Floor in Sector-35 Sonipat](#)

□ **73 Lac** @ 30,416 per sq.yards  
Estimated EMI ₹ 58,305

**3BHK 3Baths**

Independent/Builder Floor for Sale

In Jindal Global City, Sector-35 Sonipat, Sonipat, Haryana

RERA STATUS ⓘ

REGISTERED

Registration No: 261 OF 2017 DATED 03.10.2017

Website: <https://haryanarera.gov.in/>[Overview](#)[Society](#)[Dealer Details](#)[Price Trends](#)[Locality Reviews](#)[Recommendations](#) >**Property (9)****Society (10)****Area**Super Built up area 240 sq.yards ✓  
(200.67 sq.m.)**Configuration**

3 Bedrooms , 3 Bathrooms, 3+ Balconies

Built Up area: 220 sq.yards (183.95 sq.m.)  
Carpet area: 200 sq.yards (167.23 sq.m.)**Price**□ 73 Lac  
@ 30,416 per sq.yards (All inclusive) [View Price Details](#)**Address**Jindal Global City  
Sector-35 Sonipat, Sonipat**Floor Number**1<sup>st</sup> of 2 Floors**Facing**

North-East

**Overlooking**  
Club, Park/Garden, Main Road**Property Age**  
1 to 5 Year Old

Home > Property in Sonipat > House for sale in Sonipat > House for sale in Sector-35 Sonipat > 2 BHK House for sale in Sector-35 Sonipat

🏠 **2.1 Cr** @ 87,500 per sq.yards  
Estimated EMI ₹ 1,67,728

## 2Bedrooms 2Baths

Independent House/Villa for Sale

In Jindal Global City, Sector-35 Sonipat, Sonipat, Haryana

RERA STATUS ⓘ

REGISTERED

Registration No: 261 OF 2017 DATED 03.10.2017

Website: <https://haryanarera.gov.in/>

[Overview](#)

[Society](#)

[Dealer Details](#)

[Locality Reviews](#)

[Recommendations](#)

Property (8)

Society (10)



Area

Plot area 240 sq.yards ▾

(200.67 sq.m.)

Built Up area: 200 sq.yards (167.23 sq.m.)

Carpet area: 180 sq.yards (150.5 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies with Pooja Room

Price

₹ 2.1 Crore

@ 87,500 per sq.yards (All inclusive) [View Price Details](#)

Address

Jindal Global City  
Sector-35 Sonipat, Sonipat

Total Floors

2 Floors

Facing

North

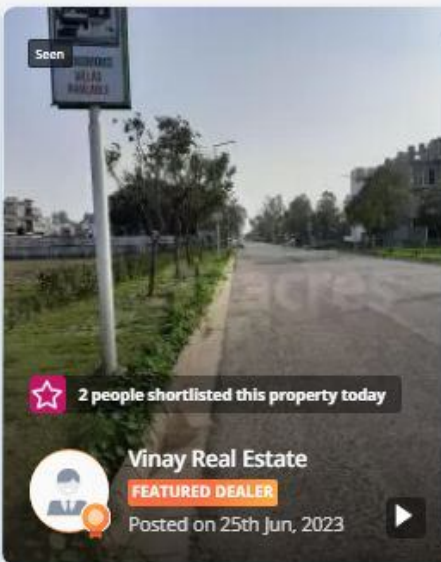
Overlooking

Club, Park/Garden, Main Road

Property Age

1 to 5 Year Old

Seen



2 people shortlisted this property today



**Vinay Real Estate**

FEATURED DEALER

Posted on 25th Jun, 2023



### 3 BHK Independent Builder Floor in Sector-35 Sonipat Jindal Global City



₹ 73 L

₹ 3,380/sq.ft.

2,160sq.ft. ▾

(201 sq.m.) Super built-up Area

**3 BHK**

3 Baths

✓ North-East Facing ✓ Gated Society ✓ Overlooking Park/Garden ✓ Ov... ▾

This property is available here on good location at jindal global ci...[more](#)

1ST FLOOR

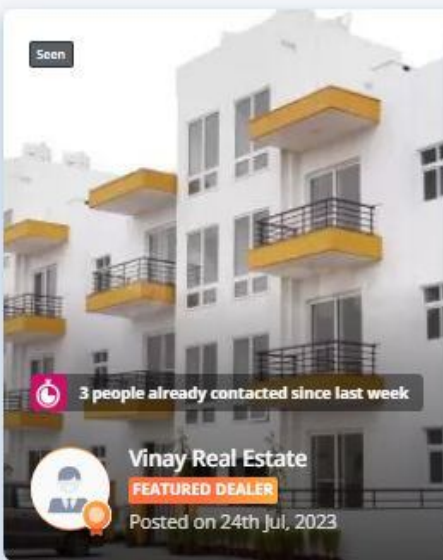
OVERLOOKING PARK/GARDEN

PIPED GAS

[View Phone Number](#)

[Contact Dealer](#)





### 3 BHK Independent Builder Floor in Sector-35 Sonipat Jindal Global City

₹ 85 L  
₹ 4,722/sq.ft

1,800sq.ft. ✓  
(167 sq.m.) Carpet Area

3 BHK  
3 Baths

✓ East Facing ✓ Ground Floor ✓ OP Jindal University Within 2km ✓ Gat... ✓

Property available on good location at jindal global city 3bhk floo...more

READY TO MOVE

RESALE

RERA

[View Phone Number](#)

[Contact Dealer](#)



**Vinay Real Estate**

**FEATURED DEALER**

Posted on 24th Jul, 2023

क्र.सं.	उक्त रेट समस्त कवर्ड एरिया पर लागू होंगे।	वर्ष 2021-22 प्रथम फेज के कलेक्टर रेटस	वर्ष 2022 के कलेक्टर रेटस	वर्ष 2023 के प्रस्तावित कलेक्टर रेटस (वर्ग गज में)	गत वर्ष से कमी/ बढ़ोतरी +/-
167	Kiosk -Size 2.75M X 2.75 M Total Area 7.56 Sq.M. Sector-7 Sonipat	70000	70000	740000	5.71
168	Kiosk -Size 2.75M X 2.75 M Total Area 7.56 Sq.M. Sector-12 Sonipat	80000	80000	85000	6.25

	BUILDING UPTO THREE STORY ( PER INDEPENDENT FLOOR) PER SQ.FEET RESIDENTIAL	2700/- Per S.F.	2700/- Per S.F.	2850/- Per S.F.	5.55
204	FLATS (PER FLOOR) PER SQ. FEET	1850/- Per S.F.	1850/- Per S.F.	1950/- Per S.F.	5.40
205	SHOPS/SCO IN MULTI STORIES (More then Three story building) BUILDING PER SQ FEET	10000/- Per S.F.	10000/- Per S.F.	11500/- Per S.F.	4.54
206	SHOPS/SCO IN MULTI STORIES (More then Three story building) BUILDING PER SQ FEET (20% Extra on front facing G.T. Road)	12000/- Per S.F.	12000/- Per S.F.	12500/- Per S.F.	4.16
207	All commercial Plots in all private builders society	20000/- Per S.Y.	20000/- Per S.Y.	21000/- Per S.Y.	5.00

Note :

- For Sr. 12 to 51 Collector Rate of all Corner Plots will be 10% extra.
- Educational Institution/Hospitals Plots will be treated as Residential plots and 10% additional collector rate will be charged.
- Any land for which change of land use (CLU) has been obtained the following rate will be applicable :
  - Residential Plotted Colony - Three times of Agriculture Collector rate.
  - Residential Group Husing - Four times of Agriculture Collector rate.
  - Commercial - Five times of Agriculture Collector rate.
- Land less then 1000 Sq. Yd. will be treated as residential for stamp duty collection.

सब रजिस्ट्रार, सोनीपत

उपमण्डल अधिकारी (ना0), सोनीपत

जिला राजस्व अधिकारी, सोनीपत

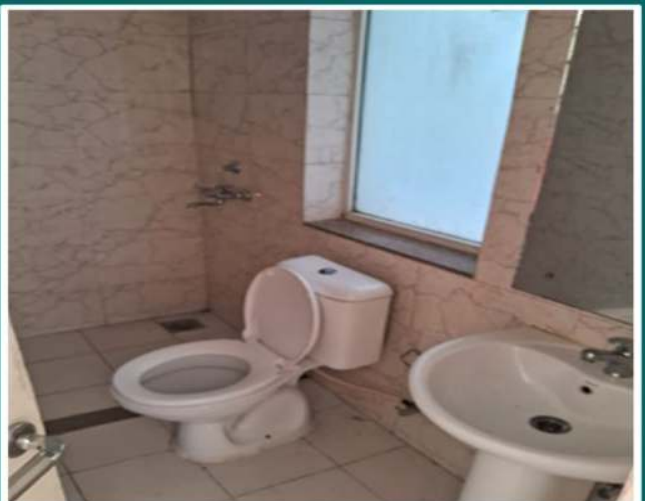
उपायुक्त/कलेक्टर, सोनीपत

**PHOTOGRAPHS:** Property bearing Unit No. C-193, Ground Floor situated in Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.





**PHOTOGRAPHS:** Property bearing Unit No. C-193, Ground Floor situated in Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.



I/We hereby declare that-

- The information furnished in our valuation report dated **21/08/2023** is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property;
- I/We have no direct or indirect interest in the property valued;
- Our team member had inspected the property on **20/08/2023** in the presence of Proposed Owner i.e. **Mr. Nitin Chauhan (M) +91 9915312314**.
- I/ We have not been convicted of any offence and sentenced to a term of imprisonment;

**Place: Delhi**

**Date :21/08/2023**

**Ajay Kumar Dubey**  
**For Apex Valuers & Consultants**

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The undersigned has inspected the property detailed in the Valuation Report dated on\_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs.\_\_\_\_\_ (Rupees\_\_\_\_\_ Only)

**Place:**

**Date :**

**The Chief Manager**  
**BANK OF BARODA – NAHARPUR BRANCH**  
Naharpur, Sector-7, Rohini, Delhi

**DECLARATION FROM VALUERS**

I/We hereby declare that-

- a.** The information furnished in my/our valuation report dated **21/08/2023** is true and correct to the best of my/our knowledge and belief and I/We have made an impartial and true valuation of the property;
- b.** I/We have no direct or indirect interest in the property valued;
- c.** Our team member had inspected the property on **20/08/2023** in the presence of **Mr. Nitin Chauhan (M) +91 9915312314**. The work is not sub-contracted to any other valuer and carried out by myself/ourselves;
- d.** I/We have not been convicted of any offence and sentenced to a term of Imprisonment;
- e.** I/We have not been found guilty of misconduct in my/our professional capacity;
- f.** I/We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the “Standards” as enshrined for valuation in the Part-B of the above Handbook to the best of my/our ability;
- g.** I/We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable;
- h.** I/We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV signed copy of same to be taken and kept along with this declaration);
- i.** I am registered under Section 34 AB of the Wealth Tax Act, 1957;
- j.** I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report;

k. Further, I/We hereby provide the following information

S. No.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	The valuation is done for Residential Property bearing <b>Unit No. C-193, Ground Floor situated in Block-C, Jindal Global City, Sector-35, Sonipat, Distt. Sonipat, Haryana.</b>
2.	Purpose of valuation and appointing authority	Valuation is done to know the Fair Market Value of the Property and the same has been allotted by the <b>Bank of Baroda, Naharpur Branch, Naharpur, Sector-7, Rohini, Delhi</b>
3.	Identity of the valuer and any other experts involved in the valuation;	Ajay Kumar Dubey (Regd No. Category-I/616/172/2012-13)
4.	Disclosure of valuer interest or conflict, if any;	NIL
5.	Date of appointment, valuation date and date of report;	Date of Appointment (telephonically) is <b>19/08/2023</b> and Visit Date is <b>20/08/2023</b> and Valuation Date is <b>21/08/2023</b>
6.	Inspections and/or investigations undertaken;	Inspection is done on <b>20/08/2023</b>
7.	Nature and sources of the information used or relied upon;	Enquired from in and around locality and nearby property dealers.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Adopted <b>Composite Method</b> for the valuation
9.	Restrictions on use of the report, if any;	Not applicable for legal purpose in any court of law
10.	Major factors that were taken into account during the valuation;	Market Rate enquired from the property dealers in and around the locality/ area, property portals etc.
11.	Major factors that were not taken into account during the valuation;	This valuation is done only considering the assumptions that this property meets the norms set by laws, building bye laws and other necessary guidelines and nothing else.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	This report is strictly for use of bank and branch as mentioned. Report cannot be use for any other purpose. The legal aspects are not considered in this valuation. The valuer assumes that all legal aspects are already examined by paneled advocate. The details of the property used in this valuation report are provided by the bank.

**Ajay Kumar Dubey**  
**For Apex Valuers & Consultants**