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FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

01.10.2021

NAME OF REGISTERED VALUER	Mahesh Chand Singhal
REF.NO.	KAN/PNB-LCB/DCM/2270/2021-22
REGISTRATION NO. WITH CHIEF COMMISSIONER OF INCOME TAX	CC/ITO/TECH/JPR/611/2009-10/3061

The AGM,
Punjab National Bank,
Large Corporate Centre,
DCM, Delhi

No.	Particulars	Content
GENERAL		
	Name & address of the Valuer	Mahesh Chand Singhal
	Purpose of Valuation	To Know the Fair Market Value /Bank Limit /Property already mortgaged in the sameBank
a)	Date of inspection	25.09.2021
b)	Title Deed Number and Date	Conveyance deed Dated: - 25.11.2004
c)	Date on which the valuation is made	01.10.2021
List of documents produced for perusal		
i)	Copy of Conveyance Deed	Copy of Conveyance Deed Dated. 25.11.2004 in the name of Mrs. Asha Gupta W/o Mr. Sanjay Gupta & Mr. Sanjay Gupta S/o Late Mr. Vishwa Nath Gupta Both residents of Kanungo Apartment, Plot No. 71, Flat No. 423 C.G.H.S. Ltd, Patparganj, Delhi.
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Owner: - Mrs. Asha Gupta & Mr. Sanjay Gupta R/o 423, Kanungo C.G.H.S. Ltd, Patparganj, Delhi.
5.	Brief description of the property	Subject property Unit No. 17d, Ff & Sf (Duplex) In Row House Building No. 17, In The Group Housing Known As Surya Vihar, AT Dundahera, Sector -21, Gurgaon- 122016 Landmark – Lord Shiva Temple

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Location of the property	
a) Plot No. / Survey No.	
b) Door No.	
c) T. S. No. / Village	Unit No. 17D
d) Ward / Taluka	Surya Vihar, Sector 21
e) Mandal / District	Gurgaon
f) Date of issue and validity of layout of approved map / plan	Tehsil- Gurgaon Distt. Gurgaon
g) Approved map / plan issuing authority	Subject Project is a developed Surya Vihar Group housing apartment
h) Whether genuineness or authenticity of approved map / plan is verified	Same as Above
i) Any other comments on authentic of approved plan	No
Postal address of the property	
Residential property Subject Property Building No. 17, In The Group Housing Known As Surya Vihar, AT Dundahera, Sector -21, Gurgaon- 122016	
City / Town	Sector 21, Gurgaon
Residential Area	
Commercial Area	Residential Area
Industrial Area	
Classification of the area	
i) High / Middle / Poor	Middle Class
ii) Metro / Urban / Semi Urban / Rural	Urban
Coming under Corporation limit / Village Panchayat / Municipality	Under Corporation Limit
2. Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Good developed market with nearby basic amenities
3. Layout plan of the area in which the property is located	Residential
4. Development of surrounding areas	Residential
5. Details of Roads abutting the property	40 ft. wide Concrete Road
6. Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No
17. Boundaries of the property	Road
North	Open
South	Entry/Flat No. 17C
East	Flat No. 16C
West	
18. Dimensions of the site / flat	
	A
	As per the Plan
North	Area 194.16 Sq. Mtr i.e.- 2090 Sft.
South	
East	
West	
	B
	Actuals
	Area 194.16 Sq. Mtr i.e.- 2090 Sft.

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Extent of the site	
Latitude, Longitude & Co-ordinates of flat	Area 194.16 Sq. Mtr I.e.- 2090 Sft.
Extent of the site considered for valuation (least of 13 A & 13 B)	Latitude: 28.5177, Longitude: 77.07879
Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Area 194.16 Sq. Mtr I.e.- 2090 Sft.
APARTMENT BUILDING	Self-Occupied
Name of the Apartment	
Description of the locality Residential / Commercial / Mixed	Surya Vihar
Year of Construction	Residential
Number of Floors	2003
Type of Structure	Ground + 2 Floors
Number of Dwelling units in the building	RCC Framed
Quality of Construction	Total Units on caption floor-2
Appearance of the Building	Good
Maintenance of the Building	Good
Facilities Available	Good Maintenance
Lift	Not Available
Protected Water Supply	Yes, Available
Underground Sewerage	Yes, provided by Surya Vihar Society and Sewage Disposal Agency and is maintained by them in Good Condition.
Car Parking - Open/ Covered	Open Parking both are available
Is Compound wall existing?	Yes Available
Is pavement laid around the building	Yes Available
FLAT	
The floor on which the flat is situated	FF & SF (Duplex)
Door No. of the flat	Unit No. 17D

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Specifications of the flat	
Roof	RCC
Flooring	Vitrified Tiles/Marble
Doors	Wooden
Windows	Wooden/MS frames
Fittings	Branded
Finishing	Grit wash/Snowcem
House Tax	
Assessment No.	
Tax paid in the name of	Owner to provide
Tax amount	
Electricity Service Connection no.	
Meter Card is in the name of	Owner to provide
How is the maintenance of the flat?	Good
Sale/Conveyance Deed	Copy of Conveyance Deed Dated. 25.11.2004 in the name of Mrs. Asha Gupta W/o Mr. Sanjay Gupta & Mr. Sanjay Gupta S/o Late Mr. Vishwa Nath Gupta Both residents of Kanungo Apartment, Plot No. 71, Flat No. 423 C.G.H.S. Ltd, Patparganj, Delhi.
What is the undivided area of land as per Sale Deed?	Undivided Proportionate Share
What is the plinth area of the flat?	Area 194.16 Sq. Mtr i.e.- 2090 Sft.
What is the floor space index (app.)	As per HUDA Norms
What is the Carpet Area of the flat?	Area 194.16 Sq. Mtr i.e.- 2090 Sft.
Is it Posh/ I class / Medium / Ordinary?	Medium
Is it being used for Residential or Commercial purpose?	Residential
Is it Owner-occupied or let out?	Owner Occupied
If rented, what is the monthly rent?	Yes, Rs.22,000 to Rs.26,000 per month
MARKETABILITY	
How is the marketability?	Good developed market with nearby basic amenities
What are the factors favoring for an extra Potential Value?	All basic need facilities and high demand of rental & Good Connectivity
Any negative factors are observed which affect the market value in general?	No
Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)
	Rs. 7,000/- to Rs. 9,000/-Per Sft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).
	Rs.8100/- per Sft
3	Break - up for the rate
	Existing Composite Rates are Rs.8100/- per Sft
i)	Building + Services
	Rs. 2187/- per Sft.
ii)	Land + Others
	Rs. 5913/- per Sft.

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Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Circle rate of Flat X Plinth area of Flat as per Circle Rate: - Rs. 5,000/- per Sq. ft. X 2090 Sq. ft = Rs. 1,04,50,000/-
COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
Depreciated building rate	
Replacement cost of flat with Services (v (3)i)	Rs.1800/- per Sft.
Age of the building	Rs.1800/- per Sft.
Life of the building estimated	18 Year
Depreciation percentage assuming the salvage value as 10%	42 Years
Depreciated Ratio of the building	NIL
	1.5 %per year for 18 Year, i.e., 27%
Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Rs. 2187/- per Sft.
Rate for Land & other V (3) ii	Rs. 5913/- per Sft.
Total Composite Rate	Rs. 8,100/- Per Sft

Details of Valuation:

r. No.	Description	Qty. (Area in Sft.) (All Inclusive)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of Flat on 1 st & 2 nd floor (Duplex) (Area is taken as per Agreement to Sell & Sub Lease Deed)	Rs.2090/- Per Sft	Rs.8,100/- Per Sft	Rs. 1,69,29,000/-

Valuation: Here, the approved Valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed)

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs. 1,69,29,000/- (In words: - One Crore Sixty-Nine Lacs Twenty-Nine Thousands One Hundred Only/-) (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as below:

The above valued residential property is situated in the developed Sector and availability of the flat in this area is less in comparison to demand of the flats. That is why, the market rate of the property is higher in comparison to Circle rates of the district. So, due to the above reason difference in guideline value and market value is More than 20%.

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Date of purchase of immovable property: Conveyance deed Dated: - 25.11.2004

Provided Purchase Price of Immovable property: Conveyance deed Dated: - 25.11.2004

Book value of immovable property: As per Document

Realizable Value of immovable property: Rs. 1,52,36,100/-

Distress Sale Value of immovable property: Rs. 1,43,89,650/-

Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated: Rs. 1,04,50,000/-

Insurable value of immovable property: Rs. 37,62,000/-

Delhi

01.10-2021

MANESH KUMAR SINGHAL
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Govt. Regd. Valuer (Land & Building) Signature
Regd. No.: Cat-I/226/CCIT/JPR/Tech./09-10



Name and Official seal of the Approved Valuer)

Declaration from the value: - Attached

Model code of conduct for value: - Attached

Photograph of owner with the property in the background: - Attached

Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.: - Attached

Layout plan of the area in which the property is located: - Attached

Building plan: - N.A.

Floor plan: - N.A.

Any other relevant documents/extracts

Applicant Name: -
Address of the property: -

Photographs of the property

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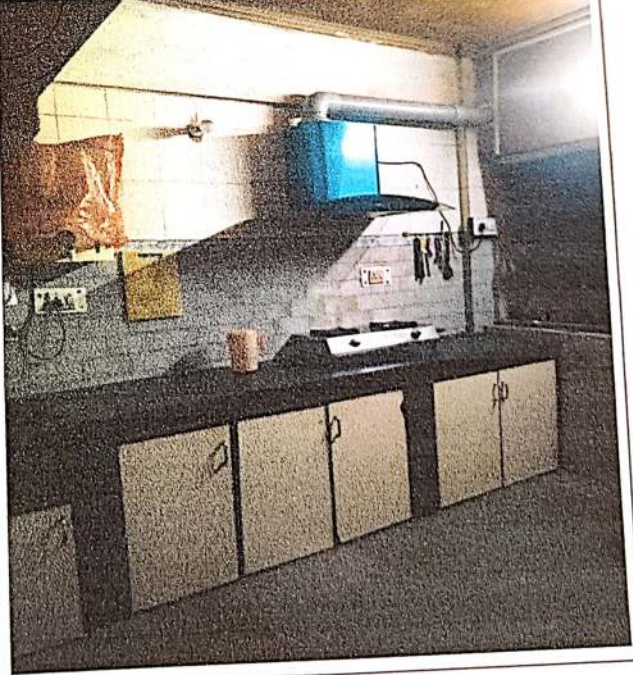
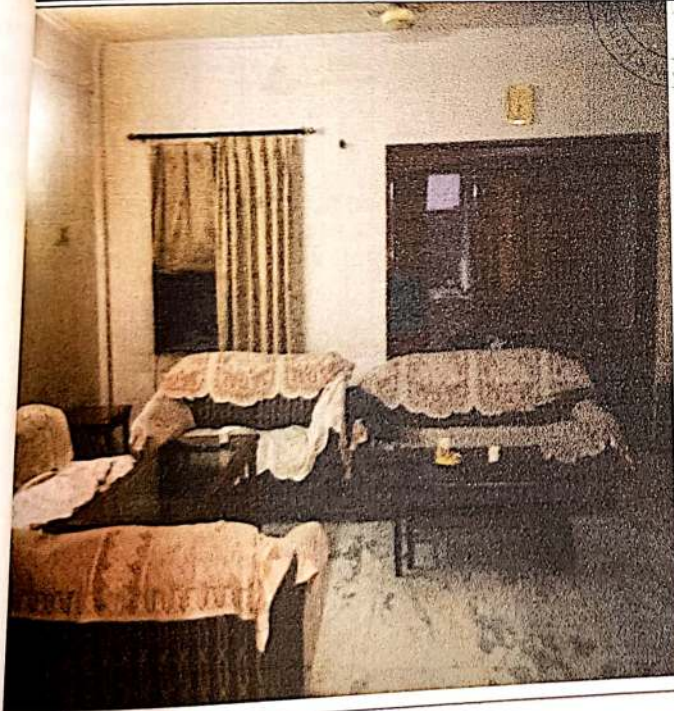
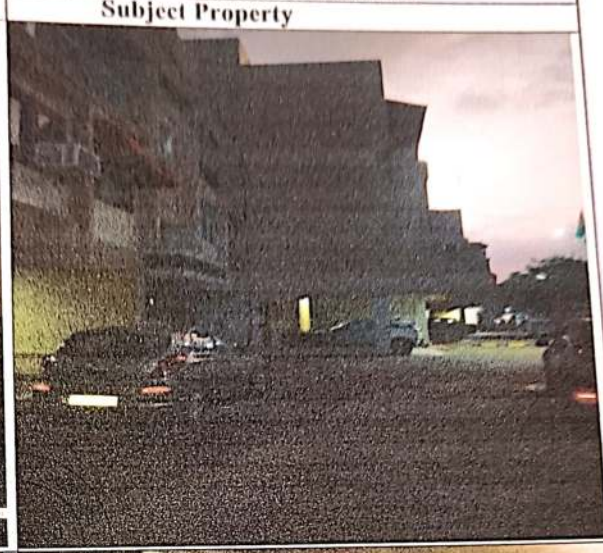
M/S AVG LOGISTICS LTD.
RESIDENTIAL PROPERTY UNIT NO. 17D, FF & SF(Duplex)
IN ROW HOUSE BUILDING NO. 17, IN THE GROUP
HOUSING KNOWN AS SURYA VIHAR, AT DUNDAHERA
SECTOR-21, DISTRICT-GURGAON- 122016

Latitude & Longitude

Latitude: - 28.5177, Longitude: 77.07879

Subject Property

Subject Property



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