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FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

DATED: 01.11.2021

NAME OF REGISTERED VALUER	Maresh Chand Singhal
REF.NO.	KAN/PNB-LCB/DCM/2538/2021-22
REGISTRATION NO. WITH CHIEF COMMISSIONER OF INCOME TAX	CC/ITO/TECH/JPR/611/2009-10/3061

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

S. No.	Particulars	Content
I.	GENERAL	
1.	Name & address of the Valuer	Maresh Chand Singhal
2.	Purpose of Valuation	To Know the Fair Market Value /Bank Limit /Property already mortgaged in the same Bank
3.	a) Date of inspection	30.10.2021
	b) Title Deed Number and Date	Agreement For Sale Dated: - 15.12.2008
	c) Date on which the valuation is made	01.11.2021
4.	List of documents produced for perusal	
	i) Copy of Conveyance Deed	Copy of Agreement For Sale Dated. 15.12.2008 in the name of Shri Sanjay Gupta S/o Shri Vishwanath Gupta and Smt. Asha Gupta W/o Shri Sanjay Gupta R/o 423, Kanungo C.G.H.S. Ltd, Patparganj, Delhi
5.	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: - Shri Sanjay Gupta S/o Shri Vishwanath Gupta and Smt. Asha Gupta W/o Shri Sanjay Gupta R/o 423, Kanungo C.G.H.S. Ltd, Patparganj, Delhi.
6.	Brief description of the property	Subject property Flat No. 201 on 2 nd floor in a situated in "Devashri Splendor" A-Building, Zambul Gallum situated at Village Socorro of Porvorim Bardez Taluka District of North Goa State of Goa-403501 Landmark - Jesus Mary and Joseph (JMV) Hospital

MAHESH CHAND SINGHAL
B.Tech (Civil), M.L.T.
Govt. Regd. Valuer (Land & Building)
Regd. No.: Cat-I/226/CCIT/JPR/Tech/09-10



KAN/PNB-LCB/DCM/2538/2021-22



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Location of the property		
a)	Plot No. / Survey No.	Flat No. 201
b)	Door No.	
c)	T. S. No. / Village	Devashri Splendor Apartments
d)	Ward / Taluka	Zambul Gallum
e)	Mandal / District	Taluka District of North Goa State of Goa-403501
f)	Date of issue and validity of layout of approved map / plan	Subject Project is a developed Devashri Splendor Apartments
g)	Approved map / plan issuing authority	
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 Flat No. 201, Second & Third Floor (Duplex), Situated In "Devashri Splendor" A-Building, Zambul Gallum Situated At Village Socorro Of Porvorim Bardez Taluka District Of North Goa State Of Goa- 403501
City / Town		Village Socorro Of Porvorim Bardez
Residential Area		
Commercial Area		Residential Area
Industrial Area		
0.	Classification of the area	
i)	High / Middle / Poor	Middle Class
ii)	Metro / Urban / Semi Urban / Rural	Urban
.1.	Coming under Corporation limit / Village Panchayat / Municipality	Corporation Limit
12.	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
13.	Layout plan of the area in which the property is located	Residential
14.	Development of surrounding areas	Residential
15.	Details of Roads abutting the property	40 ft. wide Concrete Road
16.	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	
	North	Open
	South	Entry/Flat No. 202
	East	Open
	West	Front Setback/Open
18.	Dimensions of the site / flat	
		A
		B
		As per the Plan
		Actuals
		Area 228 Sq. Mtr i.e.- 2454.19 Sft.
		Area 228 Sq. Mtr i.e.- 2454.19 Sft.
	North	
	South	
	East	
	West	

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	Extent of the site	Area 228 Sq. Mtr i.e.- 2454.19 Sft.
1.	Latitude, Longitude & Co-ordinates of flat	Latitude: 15.539836, Longitude: 73.823098
	Extent of the site considered for valuation (least of 13 A & 13 B)	Area 228 Sq. Mtr i.e.- 2454.19 Sft.
	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Tenant Occupied
	APARTMENT BUILDING	
	Name of the Apartment	Devashri Splendor Apartments
	Description of the locality Residential / Commercial / Mixed	Residential
	Year of Construction	2010
	Number of Floors	Stilt + 3 Floors
	Type of Structure	RCC Framed
	Number of Dwelling units in the building	Total Units on caption floor-2
7.	Quality of Construction	Good
8.	Appearance of the Building	Good
9.	Maintenance of the Building	Good Maintenance
10	Facilities Available	1 Lift Available
	Lift	Yes, Available
	Protected Water Supply	Yes, provided by Devashri Splendor and Sewage Disposal Agency and is maintained by them in Good Condition.
	Underground Sewerage	Open Parking both are available
	Car Parking - Open/ Covered	Yes Available
	Is Compound wall existing?	Yes Available
	Is pavement laid around the building	
III	FLAT	2 nd & 3 rd Floor
1.	The floor on which the flat is situated	Flat No. 201
2.	Door No. of the flat	

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3.	Specifications of the flat	
	Roof	RCC
	Flooring	Vitrified Tiles
	Doors	Wooden
	Windows	Wooden/MS frames
	Fittings	Branded
	Finishing	Grit wash/Snowcem
4.	House Tax Assessment No.	
	Tax paid in the name of	Owner to provide
	Tax amount	
5.	Electricity Service Connection no.	
	Meter Card is in the name of	Owner to provide
6.	How is the maintenance of the flat?	Good
7.	Sale/Conveyance Deed	Copy of Agreement For Sale Dated. 15.12.2008 in the name of Shri Sanjay Gupta S/o Shri Vishwanath Gupta and Smt. Asha Gupta W/o Shri Sanjay Gupta R/o 423, Kanungo C.G.H.S. Ltd, Patparganj, Delhi
8.	What is the undivided area of land as per Sale Deed?	Undivided Proportionate Share
9.	What is the plinth area of the flat?	Area 228 Sq. Mtr i.e.- 2454.19 Sft.
10.	What is the floor space index (app.)	As per Norms
11.	What is the Carpet Area of the flat?	Area 228 Sq. Mtr i.e.- 2454.19 Sft.
12.	Is it Posh/ I class / Medium / Ordinary?	Medium
13.	Is it being used for Residential or Commercial purpose?	Residential
14.	Is it Owner-occupied or let out?	Rented out
15.	If rented, what is the monthly rent?	Yes, Rs.30,000 to Rs.40,000 per month
IV	MARKETABILITY	
1	How is the marketability?	Good developed market with nearby basic amenities
2	What are the factors favoring for an extra Potential Value?	All basic need facilities and high demand of rental & Good Connectivity
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 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. 6,800/- to Rs. 7,200/-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. 7,100/- per Sft
3	Break - up for the rate	Existing Composite Rates are Rs.7,100/- per Sft
	i) Building + Services	Rs. 1171.5/- per Sft.
	ii) Land + Others	Rs. 5,928.5/- per Sft.

LCR/DCM/2538/2021-22

[Signature]
 CHIEF ENGINEER, M.E., CIV.
 (Tech. Control, M.E., CIV. & Building)



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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. 35,000/- per Sq. M. X 228 Sq. Mtr = Rs. 79,80,000/-
COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
Depreciated building rate	Rs.1800/- per Sft.
Replacement cost of flat with Services (v (3)i)	Rs.1800/- per Sft.
Age of the building	11 Year
Life of the building estimated	49 Years
Depreciation percentage assuming the salvage value as 10%	NIL
Depreciated Ratio of the building	1.5 %per year for 11 Year, i.e., 16.5%
Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Rs. 1171.5/- per Sft.
Rate for Land & other V (3) ii	Rs. 5,928.5/- per Sft.
Total Composite Rate	Rs. 7,100/- Per Sft

Details of Valuation:

Sr. No.	Description	Qty. (Area in Sft.) (All Inclusive)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of Flat on 2 th & 3 RD floor (Area is taken as per Agreement to Sell & Sub Lease Deed)	Rs.2454.19/- Per Sft	Rs.7,100/- Per Sft	Rs. 1,74,24,749/-

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. 1,74,24,749/- (In words: - One Crore Seventy-Four Lacs Twenty-Four Thousands Seven Hundred Forty-Nine 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 similarsize/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%.

[Signature]
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Date of purchase of immovable property: Conveyance Deed Dated. 13.08.2004

- i. Provided Purchase Price of immovable property: Conveyance Deed Dated. 13.08.2004
- ii. Book value of immovable property: As per Document
- iii. Realizable Value of immovable property: Rs. 1,56,82,274/-
- iv. Distress Sale Value of immovable property: Rs. 1,48,11,036/-
- v. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated: Rs. 79,80,000/-
- vi. Insurable value of immovable property: Rs. 44,17,542/-
- vii.

Place: Delhi

Date: 01.10-2021

 Signature


Name and Official seal of the Approved Valuer)

1:

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

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Photographs of the property	
Applicant Name: -	M/S AVG LOGISTICS LTD.
Address of the property: -	RESIDENTIAL PROPERTY FLAT NO. 201, SECOND & THIRD FLOOR (DUPLEX), SITUATED IN "DEVASHRI SPLENDOR" A-BUILDING, ZAMBUL GALLUM SITUATED AT VILLAGE SOCORRO OF PORVORIM BARDEZ TALUKA DISTRICT OF NORTH GOA STATE OF GOA- 403501
Latitude & Longitude	Latitude: - 15.539836, Longitude: 73.823098
Subject Property	Subject Property
	
	

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MAHESH K. VINCHAL
B.Tech (Civil), M.E., P.V.
Valuer (Land & Building)
09-10

