Er.Ratan Dev Garg.

BE- Civil (Gold Medalist) MIE,FIV,IBBI.
Chartered Engineer -M 1582989 &Govt Registered Valuer.
Institution of Valuers Regd. No. - F18600
IBBI Regd.No - IBBI/RV/02/2019/10839
Registration with CBDT under Wealth Tax Act 34AB
1957, No.:- 2013-14/34AB/6519 Dt. 31/01/2014
Deals in :- Consultant Engineer, Capital Gain, Visa Purpose
&Panelvaluer on various Bank's
Regd. Office-223, Sector-9A, Gurugram-122001(Haryana)
Mobile no- 9654612732, Email:- gargratandev1951@gmail.com ,Website:-www.capitalvaluers.co.in



Engineer's Valuation Report Summary
Land Valuation

Ref. No. RDG/2024/IB/SEP/105 **Dated – 12.09.2024**

Branch : Indian Bank, Branch - Belapur. Mumbai
Customer : Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal
Panel Engineer : Er. Ratan Dev Garg

1.	Land Owner's name and address (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal Single - Ownership
2.	Survey No. and Registrar Office wherein the title deeds are registered a. Whether verified with legal opinion – Survey No./ Patta No. b. Extent of Land	Vide Lease Deed No. 11680, Dated- 20.04.2024 Regd. at SRO- Greater Noida Super Area – 129.97 Sqm or 1399.00 Sft, Covered Area – 100.39 Sqm or 1080.59 Sft, Carpet Area- 72.12 Sqm or 776.29 Sft 3 BHK Flat on Third Floor Along with right to use one Covered Car Parking Space
3.	Type of Land – Wet or Dry – Residential / Industrial / Commercial / Quarry / Mine	Residential
4.	a. Locational Address of the Property	Flat no. SUN 8/301 on Third Floor, Block-SUN-8, "MIGSUN TWIINZ", Plot no. GH-01B(1), Sector-ETA-II, Greater Noida, Distt. Gautam Budh Nagar
	b. Specify the boundary description on all sides As Per Actual	As per site / As per Deed North: Open South: Flat No.302 — Not Mentioned East: Open West: Passage
	c. GPS Location (Latitude & Longitude Coordinates)	28.493694, 77.537083
5.	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date of Registration	As Per Lease Deed - - Super Area – 129.97 Sqm or 1399.00 Sft -
6.	Whether the property self-acquired or ancestral property If ancestral property whether VAO certificate is available If self-acquired whether original title deed verified	Advocate Have to Check
7.	a. Whether freehold or leasehold If leasehold, unexpired period of lease	Lease Hold
	b. Other infrastructure	
	Possibility of frequent flooding	No
	Proximity to civic amenities	Yes (Within 1-2 km Approximate)
	Proximity to surface communications i.e. road, rail etc.	Yes
	Availability of water / electricity, etc.	Yes
	Whether the land or part thereof notified for acquirement	No
8.	Whether the property tax has been paid regularly and the amount of tax and the value of the property as per property tax assessment	Details with Owner
9.	Date of physical inspection done by the Engineer a. Whether vacant b. Whether under unauthorized occupation / under legal entanglement	12.09.2024 No (Owner Occupied) No

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10.	Whether falls under "Land Ceiling Act" provisions	No
11.	Legal Encumbrances, if any, (Searches and Investigations made)	No
12.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	Rs. 32000/- per Sqm 129.97 Sqm @ Rs. 32000/- per Sqm X 0.91 (9% Rebait) = Rs. 37.85 Lakh
13.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	1399.00 Sft @ Rs. 6700/ Sft= Rs. 93.73 Lakh
14.	Value arrived at by the undersigned and reasons thereof a. Market Value of Floor b. Forces / Distress Sale Value c. Comparable Sale Value (in the vicinity) d. Realizable Sale Value	Rate Variable from Rs. 6500/- Sft to Rs. 7000/- Sft, I Considered Rs. 6700/- Sft (including all interior cost) Taken for Valuation Rs. 93.73 Lakh Rs. 79.67 Lakh Rs. 93.73 Lakh Rs. 89.00 Lakh

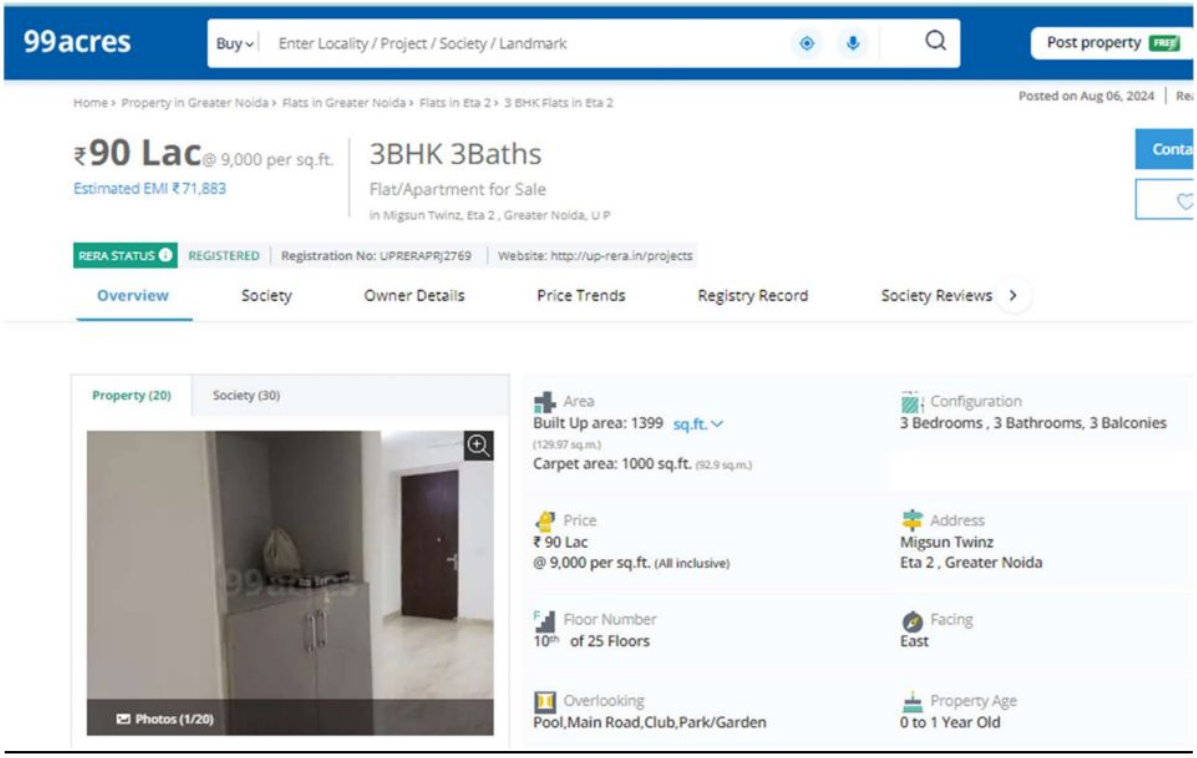
This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is enclosed.

Signature (with seal)

Note: This format is illustrative and additional / any other relevant details may be furnished / added wherever necessary.



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(Govt. Regd. & Approved Valuer)

Engineer's Valuation Report Summary
Building Valuation

Ref. No. RDG/2024/IB/SEP/105 **Dated – 12.09.2024**

Branch : Indian Bank, Branch - Belapur. Mumbai
Customer : Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal
Panel Engineer : Er. Ratan Dev Garg

1.	Building Owner's name and address (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	Mr. Arvind Kumar Agrawal S/o Mr. Moti Lal Agrawal Single- Ownership		
2.	Survey No. and Registrar Office wherein the title deeds are registered c. Whether verified with legal opinion – Survey No./ Patta No. d. Extent of Area e. Coverage Area	Vide Lease Deed No. 11680, Dated- 20.04.2024 Regd. at SRO-Greater Noida Super Area – 129.97 Sqm or 1399.00 Sft, Covered Area – 100.39 Sqm or 1080.59 Sft, Carpet Area- 72.12 Sqm or 776.29 Sft 3 BHK Flat on Third Floor Along with right to use one Covered Car Parking Space		
3.	a. Locational Address of the Property	Flat no. SUN 8/301 on Third Floor, Block-SUN-8, "MIGSUN TWIINZ",Plot no. GH-01B(1), Sector-ETA-II, Greater Noida, Distt. Gautam Budh Nagar		
	b. Specify the boundary description on all sides As Per Sale Deed		As per site	As per Deed
		North	Open	Not Mentioned
		South	Flat No.302	
		East	Open	
		West	Passage	
	c. GPS Location(Latitude & Longitude Coordinates)	28.493694, 77.537083		
4.	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date of Registration	As Per Lease Deed - - Super Area – 129.97 Sqm or 1399.00 Sft -		
5.	Whether the property self-acquired or ancestral property If ancestral property whether VAO certificate is available If self-acquired whether original title deed verified	Advocate Have to Check		
6.	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession	No (Lease Hold Property)		
7.	Whether the land on which the building stands is owned by the borrower	No		
8.	Type of construction with details a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan) b. Whether any major deviations observed from the approved plan	Its Group Housing Project hence individual map of each flat is not available No		
9.	a. Age of the building and the present condition b. Life expectancy c. Locational disadvantages	1- Years Old (2023) 74- Years (Out of 75- Years) No		
10.	a. Whether property tax has been paid regularly b. Amount of tax	With bank -do-		
11.	Any other relevant details Whether premises utilized for residential / commercial purposes- Own / rental occupation / Long lease- If rented, rent yield per month Whether standard rent has been fixed under Rent Control Act; if so details: Any dispute between owner and tenant	Residential Owner Occupied If rented rent will be Rs 20000 to Rs 25000/ Month Not Known		
12.	Legal Encumbrances, if any, (Searches and Investigations made). Any other details which affect our charge on the property as security	As Per LSR No		
	Building Specification	RCC Framed, RCC Roofing, Flooring – Vitrified Tile & Wooden, Door/ Window – Wooden/ Glass/ Glazed, Modular Kitchen		
	Lift Facilities	Yes		
	Parking Facilities	Yes (Covered)		

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	Number of Floor	1B+2B+GF+27 Floor	
	Super Area	129.97 Sqm or 1399.00 Sft,	
	Dwelling Units	7 unit on each Floor	
13.	Covered Area	100.39 Sqm or 1080.59 Sft	
	Floor	Third Floor	-
	Constructed area	Carpet Area- 72.12 Sqm or 776.29 Sft	-
	Year of construction	2023	-
	Type of construction	RCC Framed	-
	Type of roof	RCC	-
	Type of floor	Vitrified Tile & Wooden	-
	Amenities / Extra fittings – Replacement Value	Rs. 1500/ Sft	-
	(Rs. in lacs)	Nil	-
	Estimates / Present value	Rs. 21.00 Lakh	Nil
	Less: Depreciation (Rs. in lacs)	Nil	Nil
	Forced / Distress Sale Value (Rs. in lacs)	Nil	
	Total Value of Construction After Depreciated	Rs. 21.00 Lakh	
	Availability of civic amenities / Water	Yes, Available	
	Electricity Connection	Yes, Available	
	Drainage Connection	Yes, Available	
	Transport / communication	Yes, Available	
	Nearest Bus Stop	Greater Noida	
	Nearest Railway Station	Greater Noida	
14.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	Rs. 32000/- per Sqm 129.97 Sqm @ Rs. 32000/- per Sqm X 0.91 (9% Rebait) = Rs. 37.85 Lakh	
15.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	1399.00 Sft @ Rs. 6700/ Sft= Rs. 93.73 Lakh	
16.	Value arrived at by the undersigned and reasons thereof		
	e. Market Value Property	Rs. 93.73 Lakh	
	f. Forces / Distress Sale Value	Rs. 79.67 Lakh	
	g. Comparable Sale Value (in the vicinity)	Rs. 93.73 Lakh	
	h. Realizable Sale Value	Rs. 89.00 Lakh	
	i. Circle Rate Value	Rs. 37.85 Lakh	
	j. Insurance Value	Rs. 21.00 Lakh	

This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is enclosed.

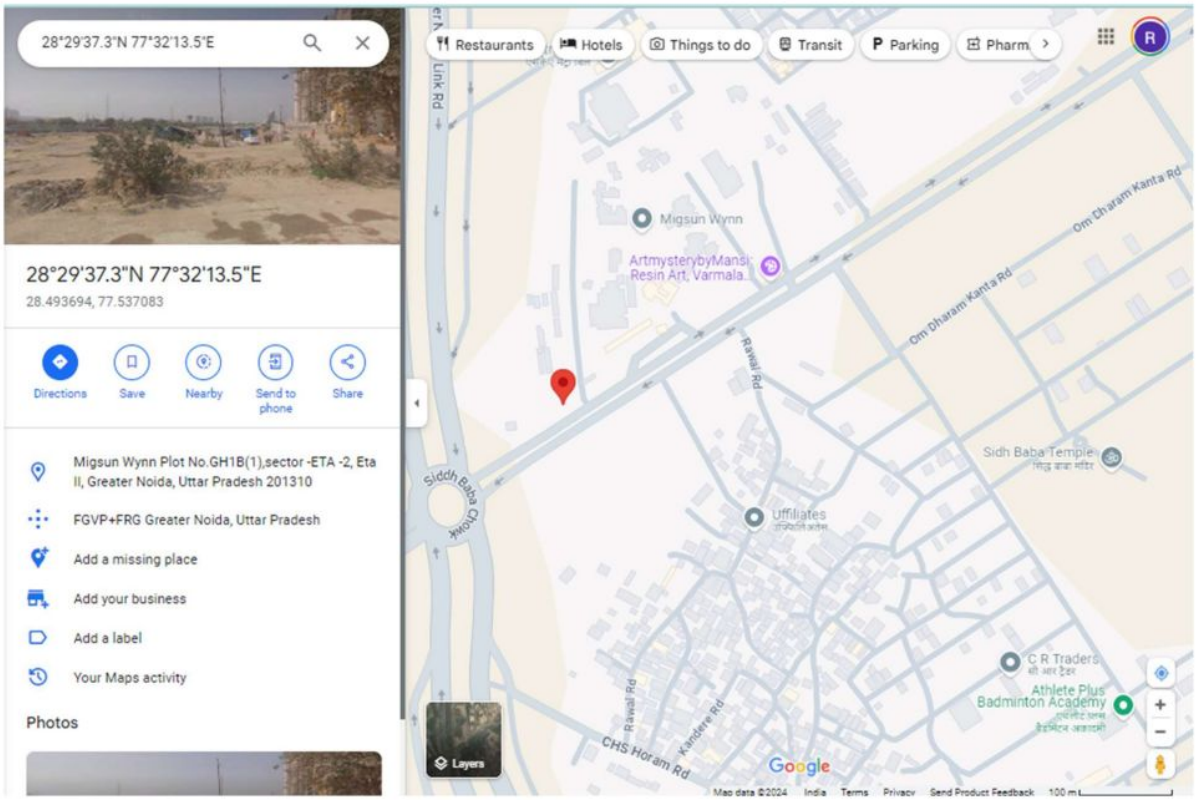
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Google Location



Circle Rate

ख–मल्टीस्टोरीज गैर वाणिज्यिक भवनों (फ्लैट/अपार्टमेन्ट) के मूल्यांकन हेतु सुपर एरिया की दरें प्रति वर्ग मीटर रू0 में तथा "कामन फेसिलिटीज" हेतु न्यूनतम मूल्य में होने वाली वृद्धि का प्रतिशत

क्रम सं0	सैक्टर का नाम जहाँ काम्पलेक्स अवस्थित है	दर प्रति वर्ग मीटर रू0 में (सुपर एरिया)	सुपर एरिया के मूल्य के योग पर पार्किंग की वृद्धि	
			कवर्ड पार्किंग	ओपन पार्किंग
1	अल्फा–1	35,500	3,00,000	1,50,000
2	अल्फा–2	35,500	3,00,000	1,50,000
3	आर ग्रीन	32,000	3,00,000	1,50,000
4	आर–6	32,000	3,00,000	1,50,000
5	ईटा–1	32,000	3,00,000	1,50,000
6	ईटा–2	32,000	3,00,000	1,50,000

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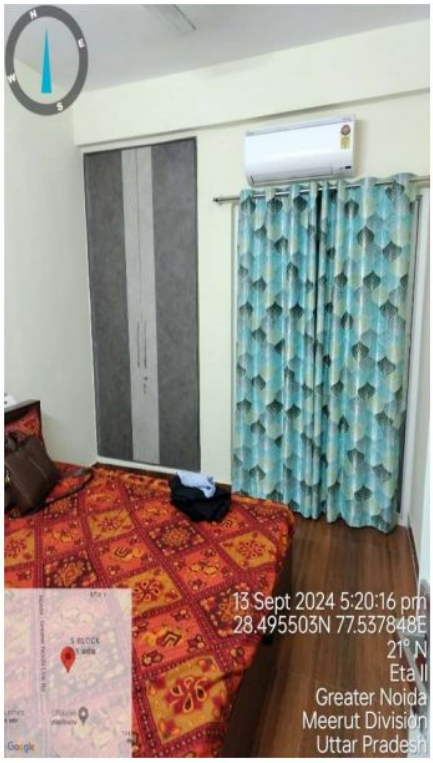
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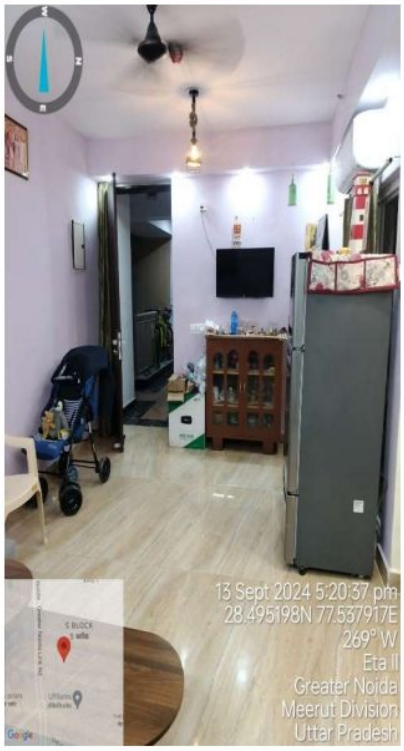
Site Images of Flat no. SUN 8/301 on Third Floor, Block-SUN-8, "MIGSUN TWIINZ",Plot no. GH-01B(1), Sector-ETA-II, Greater Noida, Distt. Gautam Budh Nagar













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