

Property Details			
Application Number	10293640	Applicant Name	SHARAD BHARGAVA
Contact Number	9810016873	Branch Name	FARIDABAD HE
Date of Initiation	16/03/2025	Date of Completed	20/03/2025
Done By	APLOMB		
Property Information			
Property Owner Name			
1 . Mr. Sharad Bhargava			
Address of Property			
Office Space bearing no.207 on Second Floor Complex named as Suncity Business Tower ,Village Haiderpur Viran Sector-54,Golf Course Road,Tehsil and Dist. ,Gurgaon,Haryana -122002			
ADDRESS OF PROPERTY AS PER THE SITE			
Plot Number	Office Space bearing No. 207	Door Number	on Second Floor
Building Name/House Name	Complex named as Suncity Business Tower, Situated at Village Haiderpur Viran	Street Name	Tehsil and District Gurgaon
Locality	Known as Sector-54, Golf Course Road, Gurgaon, Haryana	Survey Number	NA
Pin code	122002	City	Gurgaon
State	Haryana		
Land Mark :Sector 54 Chowk Metro Station			
ADDRESS OF PROPERTY AS PER DOCUMENT			
<input checked="" type="checkbox"/> Same as Address of Property as per Site			
Plot Number	Office Space bearing No. 207	Door Number	on Second Floor
Building Name/House Name	Complex named as Suncity Business Tower, Situated at Village Haiderpur Viran	Street Name	Tehsil and District Gurgaon
Locality	Known as Sector-54, Golf Course Road, Gurgaon, Haryana	Survey Number	NA
Pin code	122002	City	Gurgaon
State	Haryana		

TECHNICAL VALUATION DETAILS			
Property type	Office	Building type	Commercial
Date Of Inspection	17/03/2025	Location of the Property	Urban
Proximity to Civic Amenities Within 3kms	Market	Locality for Neighbourhood	Commercial
Comments		Occupancy Details	Self-occupied by owner
Approved Property Usage (Asper Plan)	Commercial	Comments	
Actual Property Usage			
	Commercial	Type of Construction	RCC (Pucca)
Comments		Status of Property	Free hold
No of floor		Total number of units	
Whether Property falls within Demolition List	No	Multi Tenant	1
DISTANCE OF SUBJECT PROPERTY FROM			
Distance From Branch (In km's)	10	Bus Station (In km's)	5
Airport (In km's)	25		
PLAN APPROVAL DETAILS			
Layout Plan Details		Building Plan Details	
Sale Deed Number			
Construction Permission Details			
Valuation Approach			
Date of Commencement of Construction		Any Deviation in Construction	No
If, Yes Specify the Deviation			
DEMARCATON OF SUBJECT PROPERTY			
Particulars	As Per Site	As Per Document	
North	NW - Unit No. 206	Not mentioned in docs	

South	SE - Toilet block / Unit No. 214	Not mentioned in docs
East	NE - Open	Not mentioned in docs
West	SW - Entry	Not mentioned in docs

Structural Details			
Quality of Construction	Poor	Nature of Building	
Floor wish usage (On site)		Maintenance of Property	Good
Present Age of the Property	15	Residual Age of the Property	45
Year of Construction	2010	Flooring	Marble
Finishing	Average	Doors and Windows	Wooden
Roof		Amenities Provided	Parking

Details of Encroachment :NA

Valuation

AREA DETAILS

PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Land				0	0

Build Up Construction	BuiltUp	
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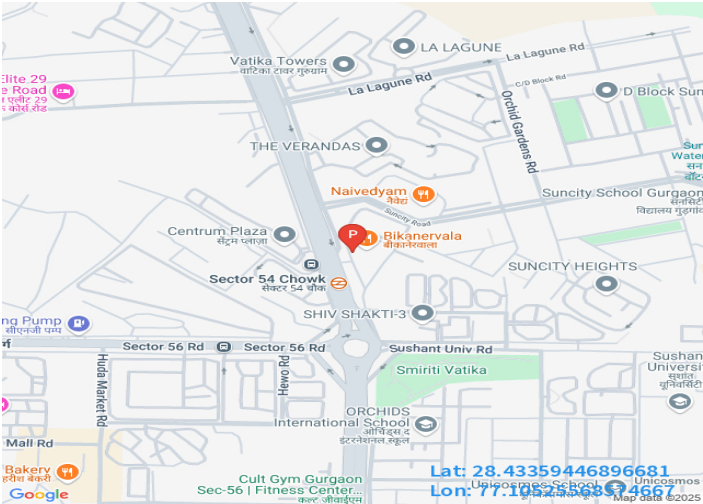
PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Second Floor	1107	1107	1107	20,000	22,140,000
Basement				0	0
Stilt area				0	0
Ground Floor				0	0
First Floor				0	0
Total Construction	1107.00	1107.00	1107.00	20,000	22,140,000

AMENITIES NAME			AMENITIES VALUES	
Total Amenities value		0.00		
Total Estimate Value			22,140,000	
Distress Sale Value		17,712,000	Total Guideline Value	0
Property Insurance Value		1,328,400		
Remark :NA				

CONSTRUCTION STAGE			
Stage of Construction	Fully Constructed	Percentage Completed	100
FSI as Per Law		Actual FSI	
Additional Construction at Site (in %)			
REMARKS			
GENERAL			
Document Submitted			
S.No.	REMARKS		
1	NA		
REMARKS			
S.No.	REMARK		
1	NA		
DECLARATION			
I/WE hereby declare that, The property is inspected by our representative		Ankit Kumar	
I/WE here no Direct or Indirect Interest in the property valued		No	
The information furnished above is true and correct to my/our knowledge and belief		No	
1. Subject property is an office space located on second floor in a 3B+G+6 storeyed block, of an approved commercial complex known as "Suncity Buisness Tower", developed by M/s Suncity Projects Pvt. Ltd. 2. Site was visited in presence of applicant. 3. Copy of Relinquishment Deed dated 01.08.2019 executed by Mrs. Kamla Bhargava, Mrs. Priti Koundinya, and Mr. Pankaj Bhargava in favour of Mr. Sharad Bhargava in respect of the their respective Share Built-up Office Space bearing no. 207, on Second Floor, having super area measuring 1107 Sq. ft., Complex named as "Suncity Business Tower", vide Doc. No. 7469, Book No. 1, Volume No. 46/1251, on pages 81.25/26-28, dated 01.08.2019, SRO- Wazirabad, provided by bank. 4. Copy of legal report Legal Ref: Micro-LAP/03/2025/52617/SB dated : 16.03.2025 in the owner name is Mr. Sharad Bhargava (for subject property having super area 1107Sqft), provided by the bank. 5. Super area of subject space is 1107 sq.ft. or 102.84 sq.mtr. (as per docs). 6. Subject space is occupied by owner for commercial use (i.e. office use).			
Latitude	28.43359446896681	Longitude	77.10525568574667

MAP

Image
1.28.43359446896681_77.1052556



PHOTOS

Image
1.IMG_selfie_caseid_106310_2025

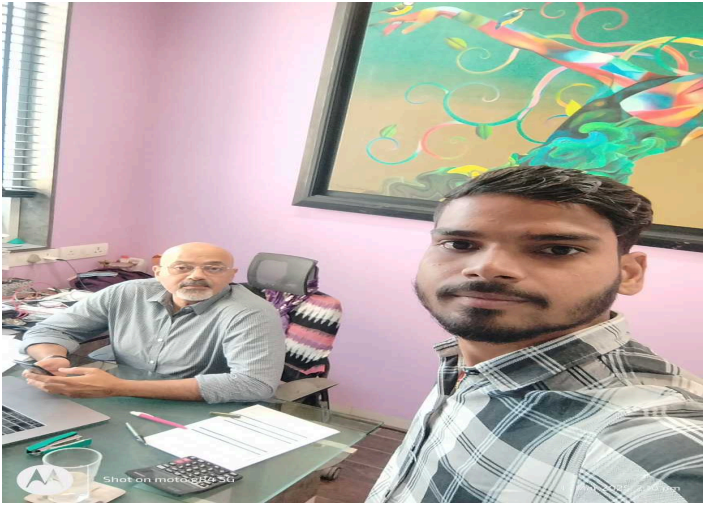


Image
2.TimePhoto_20250317_140450.jpg



PHOTOS

Image
3.TimePhoto_20250317_140705.jpg



Image
4.TimePhoto_20250317_140708.jpg



Image
5.TimePhoto_20250317_140652.jpg



PHOTOS

Image
6.IMG_elevation_caseid_106310_20



Image
7.TimePhoto_20250317_140555.jpg



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8.TimePhoto_20250317_140648.jpg

