

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

IBBI Registration No. – IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

Head Office : 139-140, Pocket-1, Sector-25,
Rohini, Delhi-85

Branch Office : 112, Nai Basti, Shastri Nagar
Ph-2, Seemadwar, Dehradun

Mob: 9212037910

Email Add. ravibhardwaj14@gmail.com

realvalue14@gmail.com

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

**VACANT PLOT BEARING KHATONI NO. 2357, KHASRA NO. 870, SITUATED
AT MAUJA EAST HOPETOWN, PARGANA PACHHAWADOON, TEHSIL
VIKAS NAGAR, DISTT. DEHRADUN, UTTARAKHAND**

OWNER

M/S RUDRAN DEVELOPERS & PROMOTERS

THROUGH PARTNER MR. SUBHASH KUMAR S/O MR. BALDEV RAJ

PURCHASER

MRS. MEERA KAUSHAL W/O MR. DALIP KAUSHAL



ON BEHALF OF

STATE BANK OF INDIA, DHALWALA BRANCH, TEHRI GRAHWAL, UTTARAKHAND

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

(To be filled in by the Approved Valuer)

Our Ref : SBI/ DHALWALA /VR/2021-22/002

Date: 09.07.2021

I. GENERAL			
1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	30.06.2021
	Date on which the valuation is made	:	09.07.2021
3	List of Document produced for perusal		
	a	Sale Deed	: Sale Deed Registration No. 9968, dated 01.11.2000 Volume No. 623 on Page No. 73, Book No. 1, Volume No. 100 on Page No. 93 to 110 registered in the office of Sub Registrar-Vikas Nagar, Dehradun, Uttarakhand
	b	Agreement to Sell	: Agreement to Sell executed on 29.06.2021 between Mr. Kaleem Ahmed S/o Mr. Saleem Ahmed representative of M/S Rudran Developers & Promoters & Mrs. Meera Kaushal W/o Mr. Daleep Kaushal
	b	Legal Search Report	: Legal Search Report dated 29.06.2021 raised by Advocate Mahima Shanker Saxena.
4	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: M/S Rudran Developers & Promoters through Partner Mr. Subhash Kumar S/o Mr. Baldev Raj R/o: 81D, Rajpur Road, Dehradun, Uttarakhand. Company Ownership Purchaser: Mrs. Meera Kaushal W/o Mr. Dalip Kaushal, R/o: 46 Anshik, Kaulagarh, Opp. Post office, Kaulagarh, Dehradun.
5	Brief description of the property (Including leasehold / freehold etc)	:	The property under valuation is vacant freehold residential corner plot measuring 120 sq yd or 100.33 sq m. Property was bounded by 9" thick wall with height of 12" at site and lying vacant under possession of the owner. The property is situated 50 m from RTO Office Jhajara & 1.4 km from Balaji Dhoon.
6	Location of property		
	a	Plot No. / Survey No.	: Vacant Plot Bearing Khatoni No. 2357, Khasra No. 870
	b	Door No.	: -
	c	T. S. No. / Village	: East Hopetown
	d	Ward / Taluka	: Vikas Nagar
	e	Mandal / District	: Dehradun

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

7	Postal address of the property	:	Vacant Plot bearing Khatoni No. 2357, Khasra No. 870, situated at Mauja East Hopetown, Pargana Pachhawadoon, Tehsil Vikas Nagar, Distt. Dehradun, Uttarakhand	
8	City / Town	:	City	
	Residential Area	:	Residential Area	
	Commercial Area	:	--	
	Industrial Area	:	--	
9	Classification of the area			
	(i)	High/Middle/Poor	:	Middle class
	(ii)	Urban/Semi/Rural	:	Urban
10	Coming under Corporation limit/Village Panchayat / Municipality	:	Nagar Palika Vikas Nagar	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No, it is residential plot	
13	Boundaries of the property	:	As per the Document	Actual
	North	:	30 ft wide Road	Road
	South	:	Other's Property	Owner's Property
	East	:	20 ft wide Road	20 ft wide Road
	West	:	Other's Property	Property of Mr. Javed
14.1	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	33'-0"	33'-0"
	South	:	33'-0"	33'-0"
	East	:	32'-6"	32'-6"
	West	:	32'-6"	32'-6"
14.2	Latitude, Longitude and Coordinates of the site	:	30°20'07.9"N	
		:	77°55'23.8"E	
15	Extent of the site	:	33'-0" x 32'-6" = 120 sq yd or 100.33 sq m	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	33'-0" x 32'-6" = 120 sq yd or 100.33 sq m	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Not applicable as vacant plot	

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

II CHARACTERISTICS OF THE SITE			
1	Classification of locality	:	Residential
2	Development of surrounding areas	:	Developing Area
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 2-3 Kms.
5	Level of land with topographical conditions	:	Plain
6	Shape of land	:	Rectangular in shape
7	Type of use to which it can be put	:	Residential
8	Any usage restriction	:	Residential
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Corner Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Earthen Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	20 ft wide Road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Available ground water
16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Available in the locality
18	Advantage of the site		
	i	:	Corner plot
	ii	:	--
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	i	:	No
	ii	:	--

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART – A (VALUATION OF LAND)				
1	Size of plot			
	North & South		: 33’-0”	
	East & West		: 32’-6”	
2	Total extent of the plot		: 33’-0” x 32’-6”= 120 sq yd or 100.33 sq m	
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		: Land rate ranges between Rs. 12,000/- to Rs. 15,000/- per sq. yd.	
4	Assessed / adopted rate of valuation		: Rs. 13,000/- per sq yd	
5	Estimated value of land		: 120 sq yd x Rs. 13,000/- per sq yd = Rs. 15,60,000/-	
6	Guideline rate obtained from the Registrar’s Office (an evidence thereof to be enclosed)		: Land rate: Rs. 5,500/- per sq m	
	a) Land		: Rs. 5,500/- per sq m x 100.33 sq m = Rs. 5,51,815/-	
	b) Cost of Construction		: Not applicable as vacant plot	
	Guideline Value (a + b)		: Rs. 5,51,815/-	
PART – B (VALUATION OF BUILDING)				
	Technical details of the building			
	a	Type of Building (Residential/ Commercial/ Industrial)	: Not applicable as vacant plot	
	b	Type of construction (Load bearing / RCC/ Steel Framed)	: As above	
	c	Year of construction	: As above	
	d	Number of floors and height of each floor including basement, if any	: As above	
	e	Plinth area floor-wise	: As above	
	f	Condition of the building		As above
		Exterior – Excellent, Good, Normal, Poor		: As above
		Inferior - Excellent, Good, Normal, Poor		: As above
	g	Date of issue and validity of layout of approved map / plan		: Sanctioned Building Plan not made available
	h	Approved map / plan issuing authority		: As above
	i	Whether genuineness or authenticity of approved map / plan is verified		: As above
	j	Any other comments by our empanelled valuers on authentic of approved plan		: As above

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		Vacant residential plot
1	Foundation	:	Not applicable as Vacant Plot
2	Basement	:	As above
3	Superstructure	:	As above
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	As above
5	RCC works	:	As above
6	Plastering	:	As above
7	Flooring, Skirting, dadoing	:	As above
8	Special finish as marble, granite, wooden panelling, grills, etc	:	As above
9	Roofing including weather proof course	:	As above
10	Drainage	:	As above
S. No	Description	:	Vacant residential plot
1	Compound wall	:	Not applicable as Vacant plot
	Height	:	As above
	Length	:	As above
	Type of construction	:	As above
2	Electrical installation	:	Not applicable as Vacant plot
	Type of wiring	:	As above
	Class of fittings (superior / ordinary / poor)	:	As above
	Number of light points	:	As above
	Fan points	:	As above
	Spare plug points	:	As above
	Any other item	:	As above
3	Plumbing installation		
	No. of water closets and their type	:	Not applicable as Vacant plot
	No. of wash basins	:	As above
	No. of urinals	:	As above
	No. of bath tubs	:	As above
	Water meter, taps, etc.	:	As above
	Any other fixtures	:	As above

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

DETAILS OF VALUATION								
S. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	Not applicable as Vacant plot							

PART C- (EXTRA ITEMS)		:	(AMOUNT IN RS.)
1.	Portico	:	Not applicable as Vacant plot
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	

PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes	:	Not applicable as Vacant plot
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	Nil

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART E- (MISCELLANEOUS)		:	(AMOUNT IN RS.)
1.	Separate toilet room		Not applicable as Vacant plot
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total		Nil

PART F- (SERVICES)		:	(AMOUNT IN RS.)
1.	Water supply arrangements		Not applicable as Vacant plot
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	Nil

TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part- A	Land	:	Rs. 15,60,000/-
Part- B	Building	:	Nil
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
	Total	:	Rs. 15,60,000/-
	or	:	Rs. 15.60 Lakh

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

The property was inspected on **30.06.2021** in the presence of owner's representative **Mr. Jogender (87914-27501)**.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

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

1.	Fair Market Value	:	Rs. 15.60 Lakh (Rupees Fifteen Lakh Sixty Thousand Only)
2.	Realizable value (85% of FMV)	:	Rs. 13.26 Lakh (Rupees Thirteen Lakh Twenty Six Thousand Only)
3.	Distress Sale Value (75% of FMV)	:	Rs. 11.70 Lakh (Rupees Eleven Lakh Seventy Thousand Only)
4.	Cost of construction for insurance purpose	:	Not applicable as vacant plot
5.	The Book Value of the above property	:	-

Place : New Delhi

Date : 09.07.2021

For Real Value Consultants

(Ravi Mohan Bhardwaj)

CAT-1/624/174/2020-21

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.
.....(Rs. _____ only).

Signature

(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure IV)

2. Model Code of conduct for valuer (Annexure V)

REAL VALUE CONSULTANTS

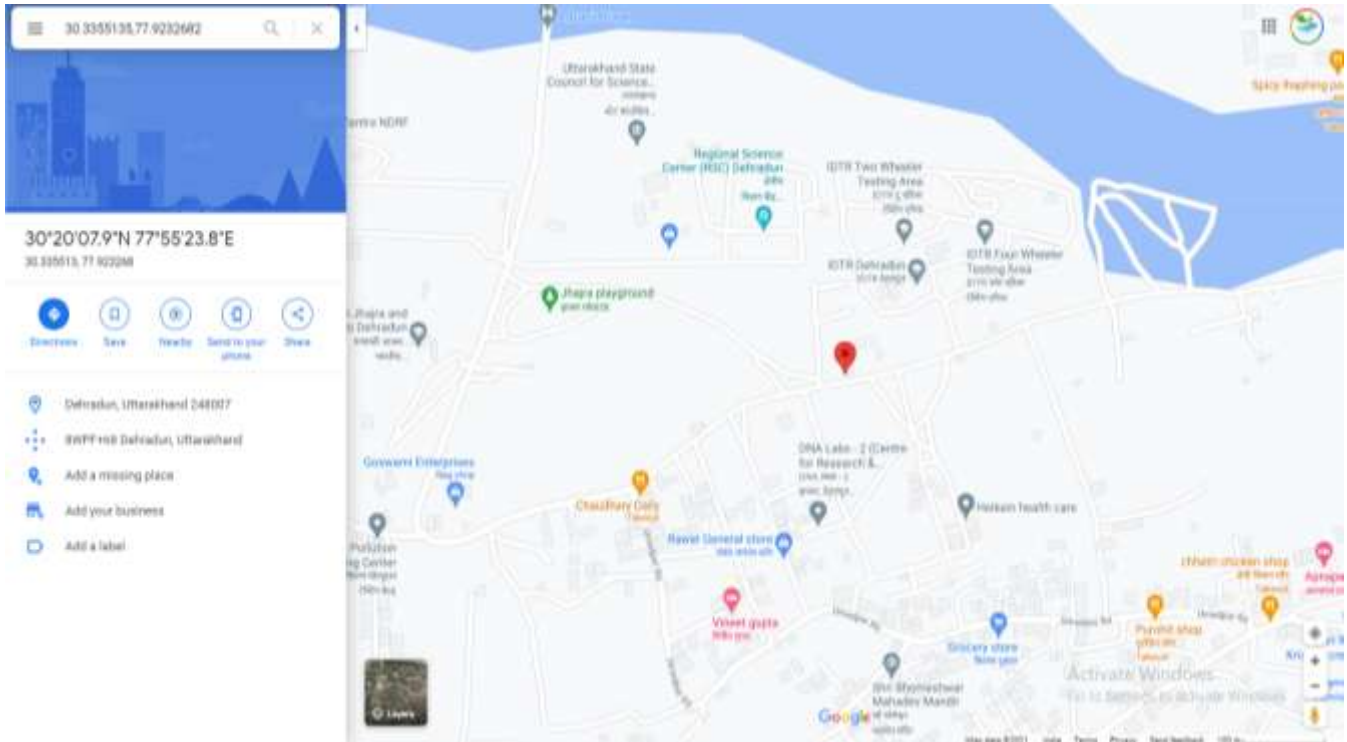
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF THE VACANT PLOT BEARING KHATONI NO. 2357, KHASRA NO. 870, SITUATED AT MAUJA EAST HOPETOWN, PARGANA PACHHAWADOON, TEHSIL VIKAS NAGAR, DISTT. DEHRADUN, UTTARAKHAND

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION MAP

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

13

अर्द्धनगरीय/विशिष्ट क्षेत्र (प्रमुख मार्गों से 350 मीटर की दूरी को छोड़कर)

क्रमांक	प्रमुख मार्ग/ मौहल्लो/ राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मौहल्लो/ राजस्व ग्रामों का नाम	कृषि भूमि प्रति हेक्टेयर लाख रुपये में सामान्य दर	अकृषि भूमि/सम्पत्ति (रुपये प्रति वर्गमीटर) सामान्य दर	बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रुपये प्रति वर्गमीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रुपये प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रुपये प्रति वर्गमीटर)	
						दुकान/ रेस्टोरेंट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिफ्टरपोश	टीनपोश
3	C	1 जलरीवाला	119	4100	18100	62500	57500	12000	10000
		2 बेरागीवाला	119	4100	18100	62500	57500	12000	10000
		3 डाकी मयचक/डाकी	119	4100	18100	62500	57500	12000	10000
		4 मेहरे का गांव	119	4100	18100	62500	57500	12000	10000
		5 माण्डूवाला	119	4100	18100	62500	57500	12000	10000
		6 कंसवाली कोठरी	119	4100	18100	62500	57500	12000	10000
		7 शाहपुर कल्याणपुर	119	4100	18100	62500	57500	12000	10000
		8 सभावाला	119	4100	18100	62500	57500	12000	10000
4	D	1 मल्हान ग्रान्ट	125	5000	19000	63000	58000	12000	10000
		2 कुलसनी	125	5000	19000	63000	58000	12000	10000
		3 सहसपुर	125	5000	19000	63000	58000	12000	10000
		4 धूलकोट माफ्फी	125	5000	19000	63000	58000	12000	10000
		5 छरवा	125	5000	19000	63000	58000	12000	10000
		6 सुंदोवाला	125	5000	19000	63000	58000	12000	10000
		7 बंशीवाला	125	5000	19000	63000	58000	12000	10000
		8 बिर्होली	125	5000	19000	63000	58000	12000	10000
		9 धूलकोट खालसा	125	5000	19000	63000	58000	12000	10000
		10 लक्ष्मीपुर	125	5000	19000	63000	58000	12000	10000
		11 झाड़रा	125	5000	19000	63000	58000	12000	10000
		12 पौन्धा	125	5000	19000	63000	58000	12000	10000
5	E	1 बरकगंजा	130	5500	19500	65500	59000	12000	10000
		2 ईस्ट होप टाऊन	130	5500	19500	65500	59000	12000	10000

(बीर सिंह बुद्धियाल)
अपर जिल्हाधिकारी (विशेष एवं राजस्व)
देहरादून

CIRCLE RATE