

AGREEMENT TO SELL (WITHOUT POSSESSION)

THIS DEED OF AGREEMENT TO SELL (WITH OUT POSSESSION) is made on this **08th day of June, 2021**, at Dehra Dun between **Shri Amarjeet Singh** Son of Shri Prahalad Singh R/o 46 Dandipur Mohalla, Dehra Dun, Uttarakhand (hereinafter called the FIRST PARTY) of one part.

(PAN: BTHPS5648P) (UID: 6300 2698 3234)

.....FIRST PARTY / SELLER

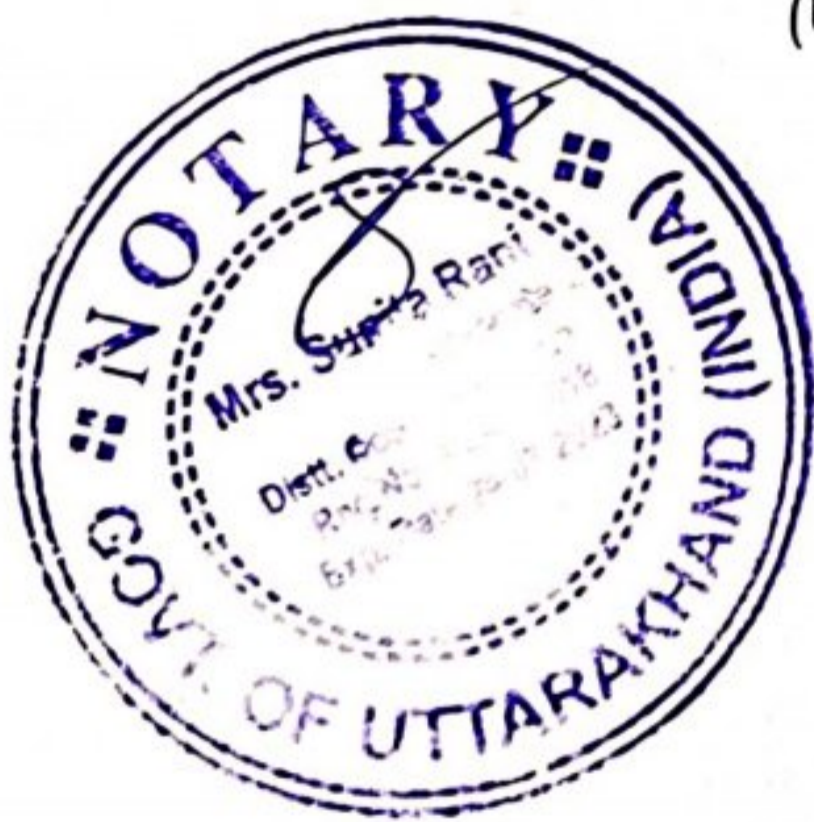
AND

(1) **Shri Micky Singh Ranhotra alias Micky Singh** ^{late} S/o Sh. Tejpal Singh Ranhotra R/o 92-D Race Course, Dehra Dun, Uttarakhand **and (2) Meenakshi Malhotra** D/o Sh. Chandra Mohan Malhotra R/o 110 Neharwali Gali, Moti Bazar, Dehra Dun, Uttarakhand (hereinafter called the SECOND PARTY) of other part.

(PAN: BALPS4220C) (PAN: CRIPM7389D)

(UID:3872 0320 9503) (UID:4055 1583 0839)

.....SECOND PARTY / PURCHASER(S)



Amarjeet Singh

Micky

Meenakshi

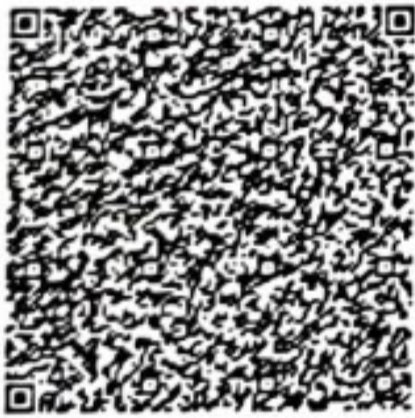


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INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

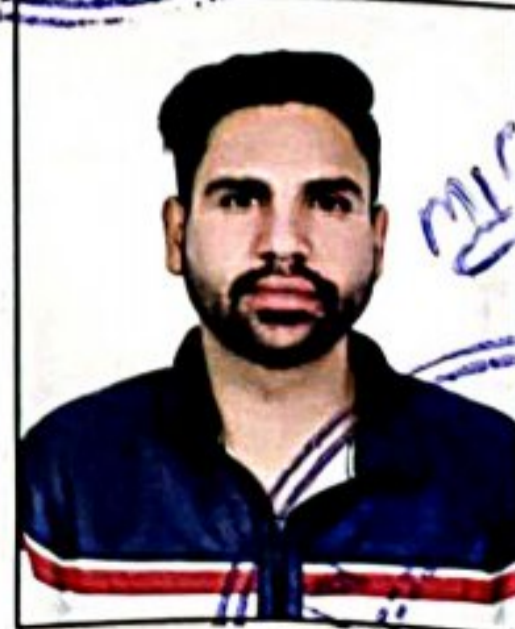
Certificate No.	: IN-UK26296128792389T
Certificate Issued Date	: 08-Jun-2021 01:43 PM
Account Reference	: NONACC (SV)/ uk1211204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK121120456359832440962T
Purchased by	: MICKY SINGH RANHOTRA ALIAS MICKY SINGH AND OTHERS
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AMARJEET SINGH
Second Party	: MICKY SINGH RANHOTRA ALIAS MICKY SINGH AND OTHERS
Stamp Duty Paid By	: MICKY SINGH RANHOTRA ALIAS MICKY SINGH AND OTHERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



CHAMAN SINGH
STAMP VENDOR
Mob.No.-9997544850



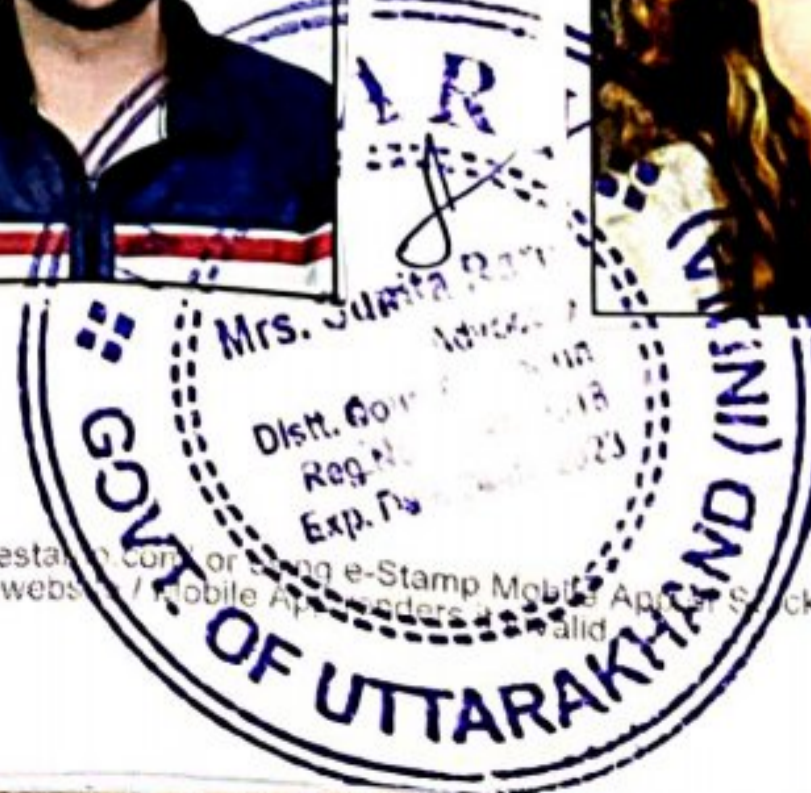
Am
jeet Singh



Micky



Micky



Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.sholesta.com or using e-Stamp Mobile App or e-Stamp Mobile App.
2. The onus of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

AGREEMENT TO SELL (WITHOUT POSSESSION)

THIS DEED OF AGREEMENT TO SELL (WITH OUT POSSESSION) is made on this **08th day of June, 2021**, at Dehra Dun between **Shri Amarjeet Singh** Son of Shri Prahalad Singh R/o 46 Dandipur Mohalla, Dehra Dun, Uttarakhand (hereinafter called the FIRST PARTY) of one part.

.....FIRST PARTY / SELLER

AND

(1) Shri Micky Singh Ranhotra alias Micky Singh S/o Sh. Tejpal Singh Ranhotra R/o 92-D Race Course, Dehra Dun, Uttarakhand **and (2) Meenakshi Malhotra** D/o Sh. Chandra Mohan Malhotra R/o 110 Neharwali Gali, Moti Bazar, Dehra Dun, Uttarakhand (hereinafter called the SECOND PARTY) of other part.

Provided always and it is hereby mutually agreed that the expression **FIRST PARTY** and the **SECOND PARTY** shall mean and include their respective heirs, administrators, successors, legal heirs, representatives, and assigns.

WHEREAS First Party / Seller is the absolute owner in possession of the mentioned in Schedule of the Agreement. The First Party / Seller has purchased the land mentioned in Schedule of the Agreement vide sale deed dated 06-10-2016 having the same purchased from Sh. Madhup Chaurasia alias Madhup Kumar Chaurasia, which has been duly registered in the office of Sub-registrar, Dehra Dun at Book No. 1, Volume No. 3074 at pages 115 to 136 at Serial No. 9618, registered on 06-10-2016.



Amarjeet Singh

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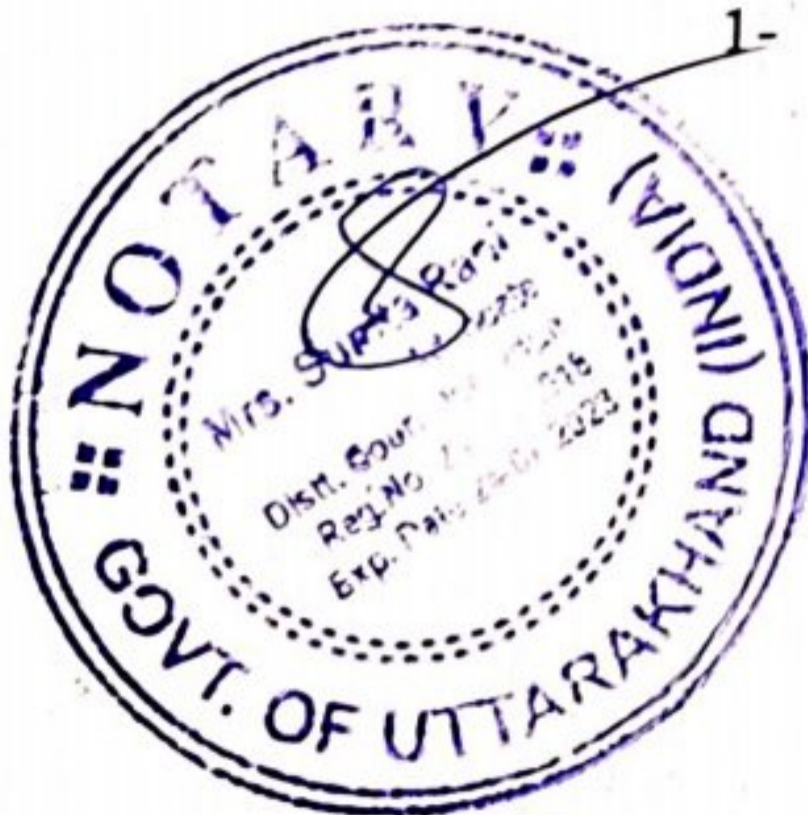
Meenakshi

AND WHEREAS by virtue of aforesaid deed of sale the First Party became the absolute owner in possession of the property mentioned in schedule of the agreement. The name of the First Party is duly mutated in the municipal records as owner.

AND WHEREAS the First Party has assured the Second Party that the property mentioned in schedule of the agreement is free from all type litigations, court attachment, acquisition and the First Party have right to execute the present agreement. The property mentioned in schedule of the agreement has been mortgaged with the Bank of Maharashtra, Convent Road, Dehra Dun against loan sought by the First Party, the First Party undertakes to clear the same before execution and registration of the deed of sale. On the basis of assurance given by the First Party, the Second Party has agreed to purchase the property mentioned in schedule of the agreement from the First Party.

AND WHEREAS, the First Party have agreed to sell the property mentioned in schedule of the agreement to Second Party for a total sale consideration of **Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)** and the Second Party has agreed to purchase the same in the aforesaid consideration.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-



- 1- That the First Party shall sell / transfer and the Second Party shall purchase the property mentioned in schedule of the agreement for a total sale consideration of **Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)**. The Second Party has paid a sum of **Rs. 10,00,000/- (Rupees Ten Lac Only)** to the First Party as advance/earnest money as under:-

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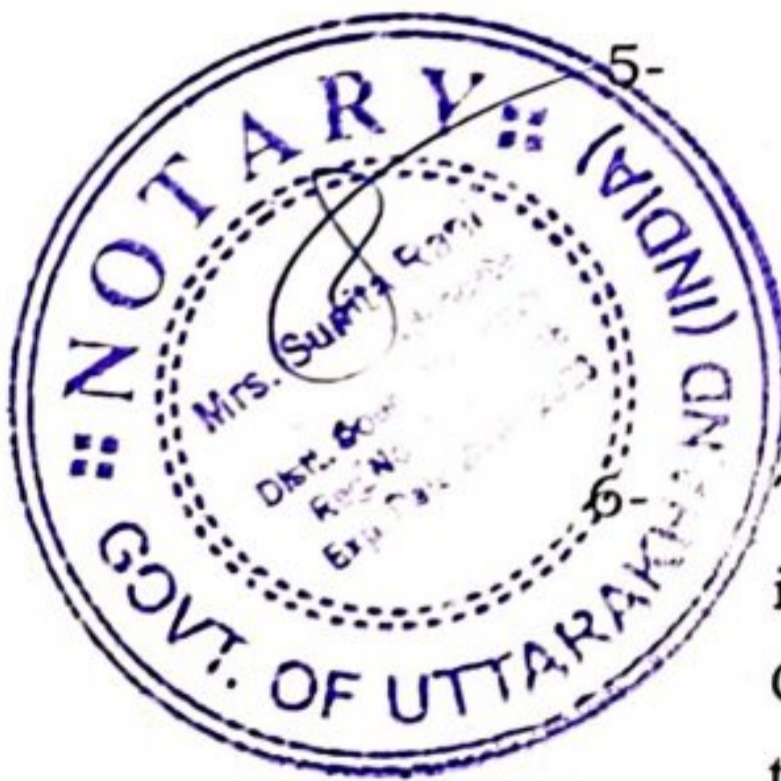
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- (a) Rs. 6,50,000/- (Rs. Six Lacs Fifty Thousand Only) vide cheque No. 778473 dated 08-06-2021 drawn on State Bank of India.
- (b) Rs. 3,50,000/- (Rs. Five Lacs Only) vide cheque No. 778474 dated 10-06-2021 drawn on State Bank of India.

The receipt of advance payment whereof is acknowledged by the First Party, in the presence of witnesses.

- 2- That out of the total balance sale consideration amounting to Rs. 65,00,000/- (Rupees Sixty Five Lacs Only) shall be paid by the Second Party to the First Party at the time of execution of the sale deed.
- 3- That the time for the execution and registration of the sale-deed for the property mentioned in schedule of the agreement has been agreed to be on or before 06-08-2021. The said agreed period can be extended at the demand of the Second Party. The time shall not be the essence of the contract.
- 4- That the Property hereby sold is free from all type of litigations and court attachment.
- 5- That the First Party shall hand over the actual physical possession of the property mentioned in schedule of the deed to the Second Party at the time of execution and registration of the sale deed.

That the property mentioned in schedule of the agreement is currently mortgaged with Bank of Maharashtra, Convent Road, Derha Dun. The First Party shall clear all the loan / liabilities of the aforesaid bank before execution and registration of the deed of sale, the first party shall obtain no dues certificate from the aforesaid bank and



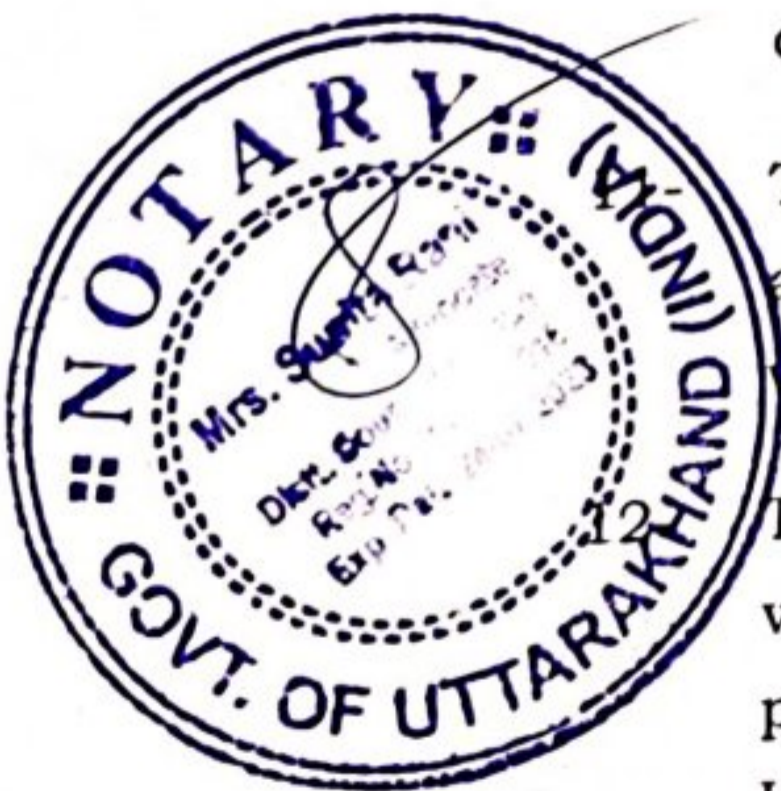
Amarjeet Singh

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furnish the same in original to the Second Party at least 7 days prior to the execution and registration of the deed of sale.

- 7- That the first party shall hand over all the documents in original pertaining to the title of the First Party over the property mentioned in schedule of the agreement to the Second Party before execution and registration of the deed of sale.
- 8- That if the Second Party nominates the name of any person(s) for the execution and registration of the deed of sale then the First Party shall be bound to execute the deed in the name of the nominated person(s).
- 9- That the First Party undertakes not to create any right or third party interest in the property mentioned in schedule of the agreement in any manner whatsoever, till the subsistence of the present agreement or the extended period.
- 10- That if First Party fails to perform his part of contract then the Second Party shall have all the rights to specifically enforce the present agreement and get the sale deed executed in their name or the name of their nominee through court of law and further recover cost / damages / compensation from the First Party.



That the Second Party shall have right to get the present agreement registered before the concern authority, to which the Second Party shall have no objection.

That the property hereby agreed to be sold is situated at within the limits of Nagar Nigam, Dehra Dun, hence the present agreement is not hit by any of the provisions of Uttaranchal (The U.P. Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order-

Amarjeet Singh

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Meenakshi

2001) (Amendment Act 2003) [Uttaranchal / Uttarakhand Act No. 29 of 2003 and Act No. 12 of 2006] and Uttarakhand Ordinance No. 1 of 2007.

SCHEDULE OF THE PROPERTY

All that Property / land measuring 209.31 Sq. Meters, situated at 8 Municipal Road, Dehra Dun, Nagar Nigam No. 26/16/8, Acharya Narendra Dev, Marg, Dehra Dun, Uttarakhand, butted and bounded as under:-

North:- Land of Smt. Raman Nagpal, side measuring 69 feet 4 inch

South:- Private Passage, side measuring 73 feet 6 inches

East:- Land of Sh. Oberai, side measuring 32 feet

West:- 15 feet wide Road, Side measuring 31 feet 6 inches

In witness whereof both the parties have signed this agreement on the day, month and year first above written.

{FIRST PARTY }

Witnesses:-

1.

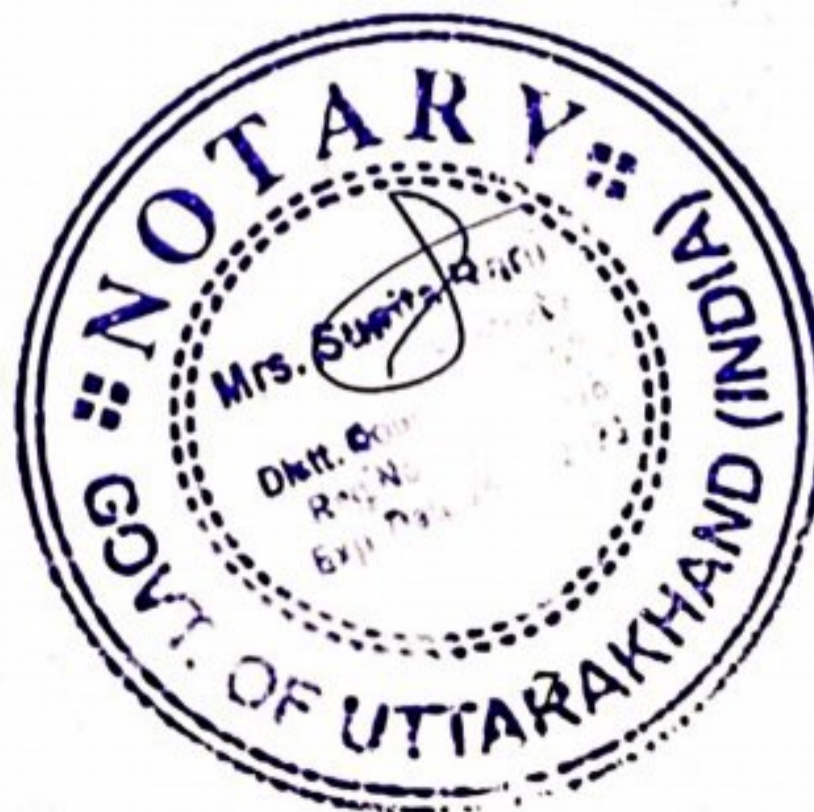
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{SECOND PARTY }

2.

Meenakshi

Am-jat singh



ATTESTED

8/6/2021
Mrs. Sunita Rani
Advocate & NOTARY
Distt. Court, Dehradun
(Uttarakhand) INDIA
Regn.No.23(01)2018
Mob.9897872164

ER. RAVI MOHAN BHARDWAJ
VALUERS, ENGINEERS & ARCHITECTS
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

Flat No. C-26, Sai Apartment, Sector-13,
Rohini, Delhi-110089

Mob: 9212037910

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

[Email Add. ravibhardwaj14@gmail.com](mailto:ravibhardwaj14@gmail.com)

**VALUATION REPORT
OF
IMMOVABLE PROPERTY
SITUATED AT**

**PROPERTY BEARING MUNICIPAL CORPORATION NO. 26/16/8, SITUATED
AT 8 MUNICIPAL ROAD, ACHARYA NARENDER DEV MARG,
DEHRADUN, UTTARAKHAND**

OWNER

MR. AMARJEET SINGH S/O MR. PRAHALAD SINGH

PURCHASER

**MR. MICKY SINGH RANHOTRA ALIAS MICKY SINGH S/O LATE MR. TEJPAL SINGH
RANHOTRA & MRS. MEENAKSHI MALHOTRA D/O MR. CHANDRA MOHAN MALHOTRA**



ON BEHALF OF

**BANK OF MAHARASHTRA, 10, CONVENT ROAD,
DEHRADUN, UTTARAKHAND - 248001**

Ref. No.: BOM/ CONVENT ROAD /VR/2021-22/001

Dated: 10.06.2021

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

(To be filled in by the Approved Valuer)

Ref. No.: BOM/ CONVENT ROAD /VR/2021-22/001**Dated: 10.06.2021****I. GENERAL**

1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	08.06.2021
	Date on which the valuation is made	:	10.06.2021
3	List of Document produced for perusal		
	a Sale deed	:	Sale deed Regn. No. 9618, dated 06.10.2016, Book No. 1, Vol. No. 3074, Page No. 115 to 136, registered in the office of Sub Registrar-IV, Dehradun
	b Agreement to Sell (without Possession)	:	Agreement to Sell (without Possession) dated 08.06.2021 in favour of Mr. Micky Singh Ranhotra Alias Micky Singh S/o Late Mr. Tejpal Singh Ranhotra & Mrs. Meenakshi Malhotra D/o Mr. Chandra Mohan Malhotra
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: Mr. Amarjeet Singh S/o Mr. Prahalad Singh R/o: 46 Dandipur Mohalla, Dehra Dun, Uttarakhand Single ownership Purchaser: Mr. Micky Singh Ranhotra Alias Micky Singh S/o Late Mr. Tejpal Singh Ranhotra, R/o: 92-D, Race Course, Dehradun, Uttarakhand & Mrs. Meenakshi Malhotra D/o Mr. Chandra Mohan Malhotra R/o: 110 Nehrwali Gali, Moti Bazar, Dehradun, Uttarakhand
5	Brief description of the property (Including leasehold / freehold etc)	:	The property under valuation is vacant freehold plot measuring 209.31 sq m or 250.33 sq yd. Property is under construction in initial stage. Foundation work is under progress, hence vacant plot considered for valuation. The property is located near Chaurasia Nursing Home & 200 mtr from Bajaj Allianz Life Insurance Company.
6	Location of property		
	a Plot No. / Survey No.	:	Property bearing Municipal Corporation No. 26/16/8,
	b Door No.	:	As above
	c T. S. No. / Village	:	-
	d Ward / Taluka	:	Sub Registrar-IV, Dehradun
	e Mandal / District	:	Dehradun

ER. RAVI MOHAN BHARDWAJ

(PANEL VALUER OF IMMOVABLE PROPERTIES)

7	Postal address of the property	:	Property bearing Municipal Corporation No. 26/16/8, situated at 8 Municipal Road, Acharya Narender Dev Marg, 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 Urban/ Rural	:	Urban	
10	Coming under Corporation limit /Village Panchayat / Municipality	:	Mussoorie Dehradun Development Authority	
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	:	Land of Mr. Raman Nagpal	Land of Mr. Raman Nagpal
	South	:	15 ft wide Pvt. Passage	15 ft wide Pvt. Passage
	East	:	Land of Mr. Oberai	Land of Mr. Oberai
	West	:	15 ft wide Pvt. Passage & Land of Dr. Neena Chaurasia	15 ft wide Pvt. Passage & Land of Dr. Neena Chaurasia
14.1	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	69'-4"	69'-4"
	South	:	73'-6"	73'-6"
	East	:	32'-0"	32'-0"
	West	:	31'-6"	31'-6"
14.2	Latitude, Longitude and Coordinates of the site	:	30°19'06.1"N	
		:	78°03'11.7"E	
15	Extent of the site	:	$1/2(31'-6'' + 32'-0'') \times 1/2(69'-4'' + 73'-6'')$ = 209.31 sq m or 250.33 sq yds	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	As above	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Vacant plot under possession of the owner	

II CHARACTERISTICS OF THE SITE			
1	Classification of locality	:	Middle class
2	Development of surrounding areas	:	Developed Area
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1-2 Kms.
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Almost 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	:	Bituminous road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft wide Road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Available in the locality
17	Is power supply available at the site?	:	As above
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	:	-

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART – A (VALUATION OF LAND)					
1	Size of plot				
	North & South		:	69'-4" & 73'-6"	
	East & West		:	31'-6" & 32'-0"	
2	Total extent of the plot		:	1/2(31'-6" +32'-0") x 1/2 (69'-4" +73'-6") = 209.31 sq m or 250.33 sq yds	
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. 32,000/- to Rs. 35,000/- per sq yd	
4	Assessed / adopted rate of valuation		:	Rs. 34,000/- per sq yd	
5	Estimated value of land		:	250.33 sq yd x Rs. 34,000/- per sq yd = Rs. 85,11,220/-	
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		:	Land rate: Rs. 23,000/- per sq m (Property is 350 m away from Main E.C. Road (East Canal Road)	
	a) Land		:	209.31 sq m x Rs. 23,000/- per sq m = Rs. 48,14,130/-	
	b) Cost of Construction		:	Not applicable being vacant plot	
	Guideline Value (a + b)		:	Rs. 48,14,130/-	
PART – B (VALUATION OF BUILDING)					
	Technical details of the building				
	a	Type of Building (Residential / Commercial/ Industrial)	:	Residential	
	b	Type of construction (Load bearing / RCC/ Steel Framed)	:	Not applicable being vacant plot	
	c (i)	Year of construction/ Age of building	:	As above	
	(ii)	Total life of building	:	As above	
	(iii)	Future life of building	:	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		:	Not applicable being vacant plot
		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		:	No

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	Vacant residential plot
1	Foundation	:	Not applicable being 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, dado	:	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 being vacant plot
	Height	:	As above
	Length	:	As above
	Type of construction	:	As above
2	Electrical installation		
	Type of wiring	:	Not applicable being vacant plot
	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 being vacant plot
	No. of wash basins	:	As above
	No. of Sink	:	As above
	No. of urinals	:	As above
	No. of bath tubs	:	As above
	Water meter, taps, etc.	:	As above
	Any other fixtures	:	As above

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(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 Nil	Net value after depreciation Rs.
Not applicable being vacant plot								
PART C- (EXTRA ITEMS)						(AMOUNT IN RS.)		
1.	Portico				:	}	Not applicable being vacant plot	
2.	Ornamental front door				:			
3.	Sit out/ Verandah with steel grills				:			
4.	Overhead water tank				:			
5.	Extra steel/ collapsible gates				:			
	Total				:	Nil		
PART D- (AMENITIES)						(AMOUNT IN RS.)		
1.	Wardrobes				:	}	Not applicable being 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		

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART E- (MISCELLANEOUS)			(AMOUNT IN RS.)
1.	Separate toilet room	:	Not applicable being 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 being 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. 85,11,220/-
Part- B	Building	:	Not applicable being vacant plot
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
	Total	:	Rs. 85,11,220/-
	Say	:	Rs. 85.11 Lakh

ER. RAVI MOHAN BHARDWAJ

(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) Salability 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.

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 various types of values are as under:

1.	Fair Market Value	:	Rs. 85.11 Lakh (Rupees Eighty Five Lakh Eleven Thousand Only)
2.	Realizable value (85% of FMV)	:	Rs. 72.34 Lakh (Rupees Seventy Two Lakh Thirty Four Thousand Only)
3.	Distress Sale Value (75% of FMV)	:	Rs. 63.83 Lakh (Rupees Sixty Three Lakh Eighty Three Thousand Only)
4.	Cost of construction for insurance purpose	:	Not applicable being vacant plot
5.	The Book Value of the above property	:	Rs. 48,36,000/- + Rs. 2,41,000/- (Stamp Duty) as on 06.10.2016

Place : New Delhi

Date : 10.06.2021

(Ravi Mohan Bhardwaj)

Govt. Regd. Valuer

CAT-1/624/174/2020-21

The undersigned has inspected the property detailed in the Valuation Report dated _____ of _____ the _____ 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)

DECLARATION FROM VALUERS

I hereby declare that:-

- a) The information furnished in my valuation report dated 10.06.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I have personally inspected the property on 08.06.2021. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)

S. No.	Particulars	Valuer Comment
1	Background information of the asset being valued;	Property bearing Municipal Corporation No. 26/16/8, situated at 8 Municipal Road , Acharya Narender Dev Marg, Dehradun, Uttarakhand
2	Purpose of valuation and appointing authority	To asses fair market value. BOM, 10, Convent Road, Dehradun
3	Identity of the valuer and any other experts involved in the valuation	Er. Ravi Mohan Bhardwaj
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	Bank Visit date- 08.06.2021, Date of valuation report- 10.06.2021
6	Inspection and/or investigation undertaken;	Site visit and market survey
7	Nature and sources of the information used or relied upon;	Site visit and market survey
8	Procedures adopted in carrying out the valuation and standards followed;	Land & Building Method
9	Restriction on use of the report, if any;	Only for BOM, 10, Convent Road, Dehradun
10	Major factors that were taken into account during the valuation;	(i) Market Survey from Local Real Estate Agents and Neighbors. (ii) Online Search of market trend.
11	Caveats, Limitation and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

Place : New Delhi
Date : 10.06.2021

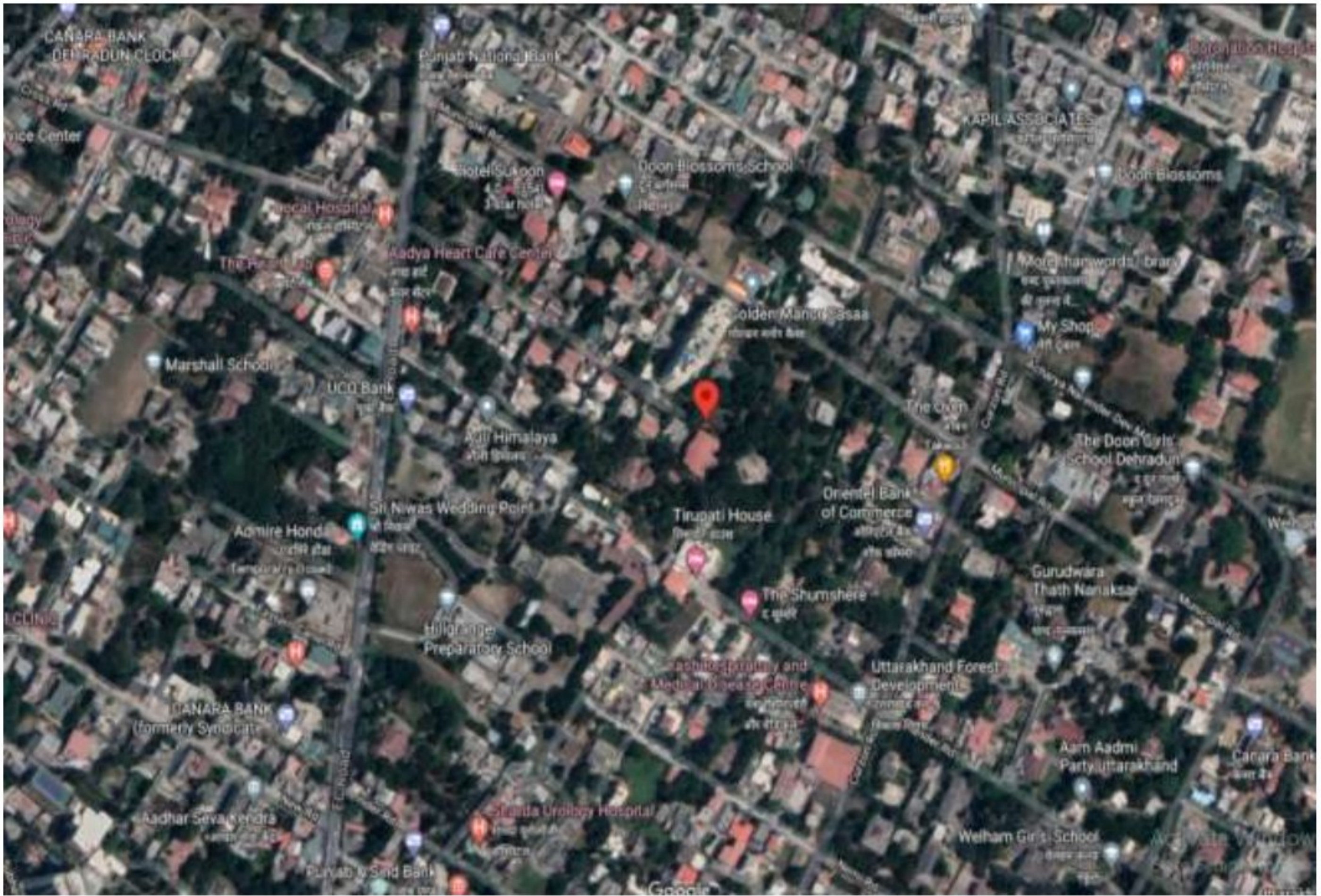
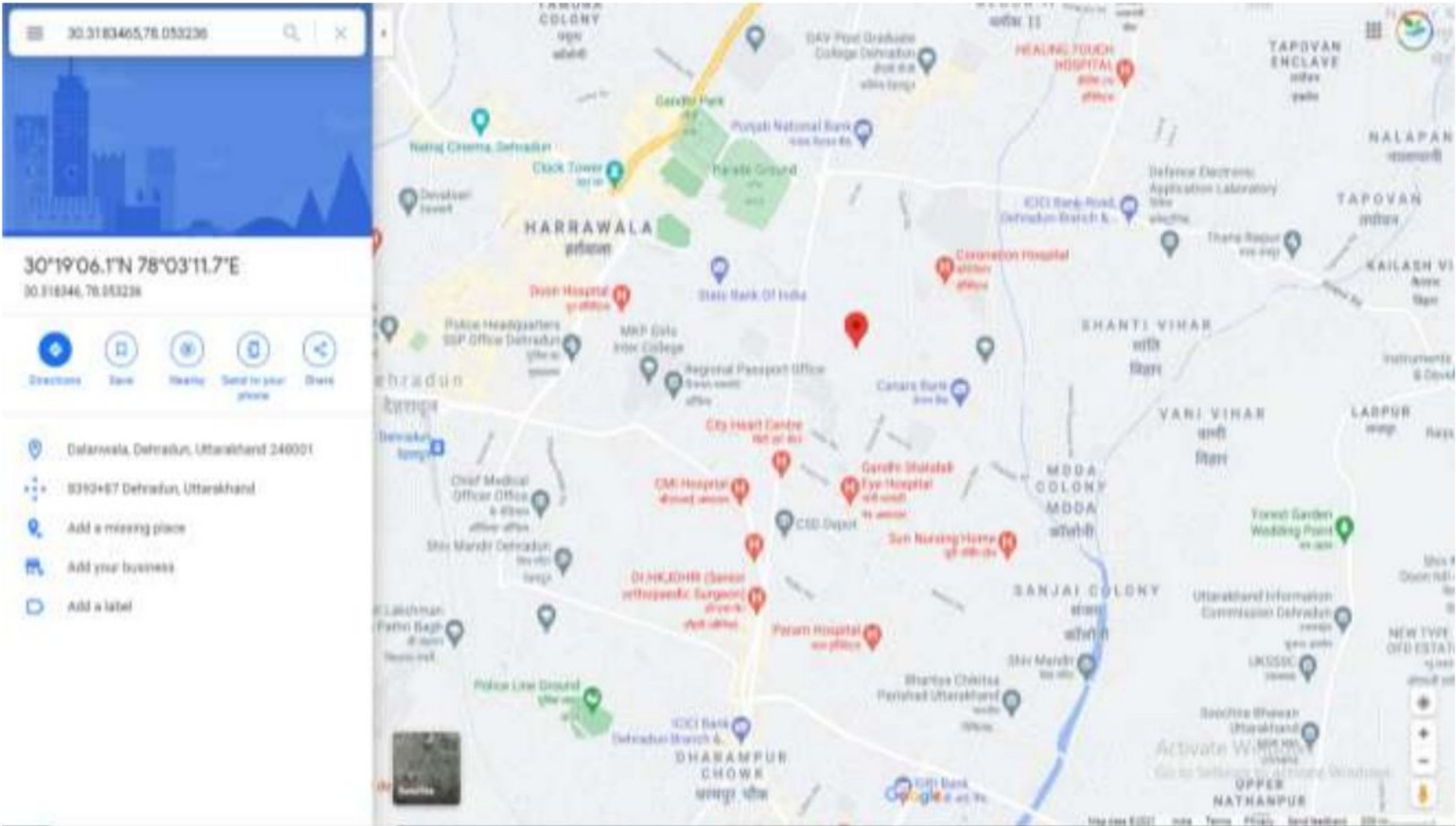
(Ravi Mohan Bhardwaj)
Govt. Regd. Valuer
CAT-1/624/174/2020-21

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF PROPERTY BEARING MUNICIPAL CORPORATION NO. 26/16/8,
SITUATED AT 8 MUNICIPAL ROAD, ACHARYA NARENDER DEV MARG,
DEHRADUN, UTTARAKHAND**

ER. RAVI MOHAN BHARDWAJ
(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION

ER. RAVI MOHAN BHARDWAJ

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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प्रमुख मार्ग निबंधन उप-जिला देहरादून

क्रमांक	प्रमुख मार्ग/ मोहल्लों/ राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लों/ राजस्व ग्रामों का नाम	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लैट (सुपर एरिया दर रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्ग मीटर)		गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमी०)	
			0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक		दुकान/ रेस्टोरेन्ट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनट पोश	टीनपोश
7	G	1 सुभाष रोड	26000	23000	40000	96000	87000	12000	10000
		2 ईस्ट कैनल रोड	26000	23000	40000	96000	87000	12000	10000
		3 न्यू कैंट रोड (कैंट सीमा तक)	26000	23000	40000	96000	87000	12000	10000
		4 हरिद्वार रोड पर प्रिन्स चौक से रिस्पना पुल तक	26000	23000	40000	96000	87000	12000	10000
8	H	1 चकराता रोड पर घंटाघर से बिन्दाल पुल- किशन नगर चौक होते हुए बल्लुपुर चौराहे तक	30000	27000	44000	109000	98000	12000	10000
		2 गांधी रोड पर रेलवे स्टेशन से आदित्य बाजार होते हुये सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		3 सहारनपुर रोड पर रेलवे स्टेशन से सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		4 घंटाघर से लक्खीबाग चौकी तक के मध्य स्थित पल्टन बाजार/धामावाला/पीपल मण्डी/ दर्शनीगेट	30000	27000	44000	109000	98000	12000	10000
		5 गांधी रोड पर घंटाघर से दर्शन लाल चौक/प्रिन्स चौक होते हुये रेलवे स्टेशन तक	30000	27000	44000	109000	98000	12000	10000
9	I	1 राजपुर रोड पर आर०टी०ओ० कार्यालय से मसुरी बाईपास तक	40000	28000	54000	123500	111500	12000	10000
10	J	1 राजपुर रोड पर घंटाघर से आर०टी०ओ० कार्यालय तक	50000	30000	64000	146500	132000	12000	10000

(बीर सिंह बुदियाल)
अपर जिलाधिकारी (विद्युत एवं राजस्व)
देहरादून

CIRCLE RATE

Ref. No.: BOM/ CONVENT ROAD /VR/2021-22/001

DATED: 10.06.2021

Summary of Valuation

Summary Valuation Report on property owned by – Mr. Amarjeet Singh S/o Mr. Prahalad Singh

S. No	Particulars	Details/Information
1	Name of the Branch	BOM, 10, Convent Road, Dehradun,
2	Name of the Borrower	Mr. Micky Singh Ranhotra Alias Micky Singh S/o Late Mr. Tejpal Singh Ranhotra & Mrs. Meenakshi Malhotra D/o Mr. Chandra Mohan Malhotra
3	Name of the Valuer	Er. Ravi Mohan Bhardwaj
4	Date of visit by Valuer	10.06.2021
5	Name of the Bank official accompanied/visited with valuer	Mr. B. S. Chauhan, Branch Manager (82959-53535)
6	Description of property/properties	The property under valuation is vacant freehold plot measuring 209.31 sq m or 250.33 sq yds.
a)	Name of the owner / mortgager	Mr. Amarjeet Singh S/o Mr. Prahalad Singh
b)	Extent of the area (in acres/hectares/sqm/sqft)	209.31 sq m or 250.33 sq yds.
c)	Survey No./Gut No. /CST No./H.No	Property bearing Municipal Corporation No. 26/16/8, situated at 8 Municipal Road, Acharya Narendra Dev Marg, Dehradun, Uttarakhand
d)	Type of land Leasehold /freehold/Govt grant etc.	Freehold
e)	Nature of property Residential / commercial / offices / industrial/ agricultural	Residential
f)	In possession of /occupancy Self occupied/rented out	Vacant plot under possession of owner
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Urban
h)	Boundaries Identified /identifiable / not identifiable(Details in the main report)	Identified
i)	Market value of the property	Rs. 85.11 Lakh
j)	Realizable value of the property	Rs. 72.34 Lakh
k)	Distress value of the property	Rs. 63.83 Lakh
l)	Value of the property as per Govt Ready Reckoned	Rs. 48,14,130/-

Certified that the property is properly demarcated and the boundaries of the property are identified.

Date - 10.06.2021
Place- New Delhi

Signature & seal of Valuer