

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Valuer : Punjab National Bank, S.B.I, Bank of Maharashtra, I.C.I.C.I Bank, Kotak Mahindra Bank
R.B.L Bank, L.I.C Housing Finance, India Bulls, Shri Ram Housing Magma Housing
Shop No.-1, 1ind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K)
Mob. : 9719104134, Email : ar.amitchauhan@gmail.com

Ref : ~~XXXX~~

Date 24/9/2020

SUMMARY VALUATION REPORT

S No.	Particulars	Details/ information
1	Name of the branch	Bank of Maharashtra, Roorkee , Uttarakhand
2	Name of the borrower	Sh. Prem Chand Jain S/o Late Sh. Chatarsen Jain
3	Name of the Valuer /Firm	AR. AMIT KUMAR CHAUHAN, HOME MAKERS
4	Date of visit by Valuer	23/9/2020
5	Name of the Bank official accompanied / visited with	Mr. Pradeep Rawat (Branch manager)
6	Description of the property/ properties	Residential
7	Name of the owner / Mortgagor	Sh. Prem Chand Jain S/o Late Sh. Chatarsen Jain
8	Extent of area (in acres/ hect./sqm. / sq.ft.)	= 131.60 Sqm.
9	Survey no. / Gut no.- / CST no / House no.	Property at Municipal no. 490 , Mohalla Purani Tehsil , Near Radha Krishan Mandir , Roorkee , Distt. Haridwar
10	Type of land (freehold / leasehold / Govt. grant etc.)	Free hold property
11	Nature of Property (residential / commercial / offices/ /Industrial/ agricultural)	Residential
12	In possession of / Occupancy (Self – occupied / Rented	Self Occupied
13	Location (Rural / Semi Urban / Urban / Metro / MIDC / SEZ / Others.)	The property is situated in semi urban area .
14	Boundaries (Identified / Identifiable / Not Identifiable)	Identified
15	Market Value of the property	Rs. <u>4975021.20</u>
16	Realizable value of the property	Rs. <u>4228768.02</u>
17	Distress sale value of the property	Rs. <u>3731265.90</u>
18	Value of the property as per the Govt. Ready Reckoner	Rs. <u>4539090.00</u>

Certified that the property is property demarcated / un-demarcated and the boundaries of the property area identified / identifiable / unidentifiable.

Date :24-09-2020
Place Haridwar

AR. AMIT KUMAR CHAUHAN
(B-ARCH)
REGD. VALUER P-20524
PANEL VALUER (L.I.C.) DDV0017
INCOME TAX VALUER
REGD. No.-4/2013-2014

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Ref.

Date 24/9/2020

Ref No. - H.m 2020/20

To
The Branch Manager,
Bank of Maharashtra
Roorkee, Uttarakhand

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "HOUSE"

Name of Registered Valuer: **ARAMIT KUMAR CHAUHAN**

Registration No.: 4/2013-14 (With Chief Commissioner of Income Tax)

S.No.	Particulars	Observation of the Valuer
1	Date of visit of the site	23/9/2020
2	Date of making valuation	24/9/2020
3	Name of the owner(s) of the property	Sh. Prem Chand Jain S/o Late Sh. Chatarsen Jain
4	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property	From local survey & enquiry.
5	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Individual property
6	Brief description of the property	Residential Property
	- Location, street, ward No.	Property at Municipal no. 490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee, Distt. Haridwar
	- Flat/Plot No.	Bearing Municipal no. 490
	- Is the I.P bears the same description / details as mentioned in the documents / title deeds	N.A
	- Is the property situated in residential / commercial / mixed area/Industrial area	Residential area
	- Is the property situated in an unauthorized / authorized colony.	N.A
	- Classification of locality - high class / middle class / poor class	middle class.
	- Is the I.P. in question is under encroachment	N. A.
7	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.	Available (with in 1 km Approx)
8 a	Area supported by documentary proof, shape, dimensions and physical features.	

AR. ARMIT KUMAR CHAUHAN
(B-ARCH)

REGD. VALUER - 20534
PANEL VALUER - I C I DDV0017
INCOME TAX VALUER
REGD. No. - 4/2013-2014

Deeds no. 5001 & 5912. As the property is (Rbc Structure, wooden Joinery, Stone & Tiled flooring) at First Floor & Second Floor, is approx. 40 year's old.

= 1416.01(A Sq. ft
s per Sale
deed &
site)

dimensional site plan & elevations of all structure standing on the land along with photograph of the property.

As per sale deed No. 5001

As per site measurements

East	18°+21'-0"	House of Trilok Chan Jain
West	38°-9"	Gali
North	35°-3"	House of Rajendra Prasad Verma
South	28°-0"	Gali

East	18°+21'-0"	Other's House
West	38°-0"	Gali
North	35°-3"	Other's House
South	28°-0"	Gali

As per sale deed No. 5912

As per site measurements

East	29°-9"	House of Lal Chand Jain
West	20°-9"	House of Prem Chand Jain
North	9°-10"	House of Prem Chand Jain
South	9°-10"	Gali

_____	29°-9"	House of Other's
_____	29°-9"	House of Other's
_____	9°-10"	House of Other's
_____	9°-10"	Gali

8 c. Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, Year & type of construction, finishing (floor-wise)

Covd. area at G.F

1416.01 Sq.Ft

Covd. area at F.F

1382.98 Sq.Ft

Covd. area at S.F

1382.98 Sq.Ft

Specifications :- Mention in above 8a.

Year of construction - 1980 approx.

9 d. Is the construction / built up property is as per the plan approved by the competent authority.

N.A.

9 Is it freehold or leasehold land?

Free - hold

10 If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.

N.A.

11 Is there any restrictive covenant in regard to use of land? If so, details be given.

Residential

12 Does the land fall in an area included in any Town planning scheme or any development plan of Govt. or any statutory body? If so, give particulars.

H.R.D.A

13 Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification.

N. A.

14a. Is the building owner - occupied / tenanted / both?

Owner occupied

14b. If partly owner-occupied, specify portion and extent of area under owner - occupation

N. A.

15a. Names of tenants/lessees/licensees, etc.

N. A.

15b. Portions in their occupations

N. A.

15c. Monthly or annual rent/compensation / license fee, etc. paid by each.

N. A.

AR. AMIT KUMAR CHANDAN
(BARCH)

REGD. VALUER
PANEL VALUER (C) DDV0012
INCOME TAX VALUER
REGD No 4/2013-2014

He in detail his approach to valuation of the property and indicate how the value has been arrived by necessary calculations in separate sheet/s.

Value of the property :- (2020)

Description	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)
Present market value of Land	1416.01	Sq.Ft	1800.00	N.A	2548818.00
Value of G.F. construction	1416.01	Sq.Ft	1000.00	0.60	849606.00
4 Value of F.F. construction	1382.98	Sq.Ft	950.00	0.60	788298.60
5 Value of S.F. construction	1382.98	Sq.Ft	950.00	0.60	788298.60
Present market value of the property					4975021.20
Present realizable value of the property			85%		4228768.02
Distress sale value of the property			75%		3731265.90

18 Circle rate value of the property :- (2020)

S. No.	Description	Area	Unit	Rate (Rs.)	Multip. Factor	Amount (Rs.)
1	Value of Land (page no. 20 SL No 51, Purani Tehsil Roorkee, Haridwar	131.60	Sq.m.	15000.00		1974000.00
2	Value of R.C.C construction	388.65	Sq.m.	11000.00	0.600	2565090.00
						4539090.00

hereby, declare that :

- The information furnished above is true and correct to the best of my / our knowledge and belief;
- I / we have no direct or indirect interest in the property being valued;
- I / we have personally inspected the Right property on 23-09-2020.
- I / We have not been convicted of any offence & sentenced to a term of imprisonment.
- I / We have not been found guilty of misconduct in my professional capacity.
- My / our registration with State Chief Commissioner of Income Tax is valid as on date.

Note:- This report deals only with value of property and does not cover any legal aspect regarding title, it's validity, encumbrance etc.. The report has been furnished based upon the photocopy of sale deeds of property provided by the applicant. The Bank should ensure that the same property with genuine title deed has been mortgaged with the Bank for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward / downward trend in real estate.

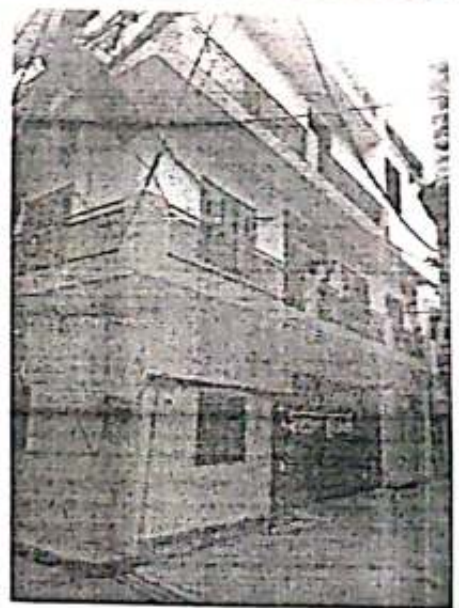
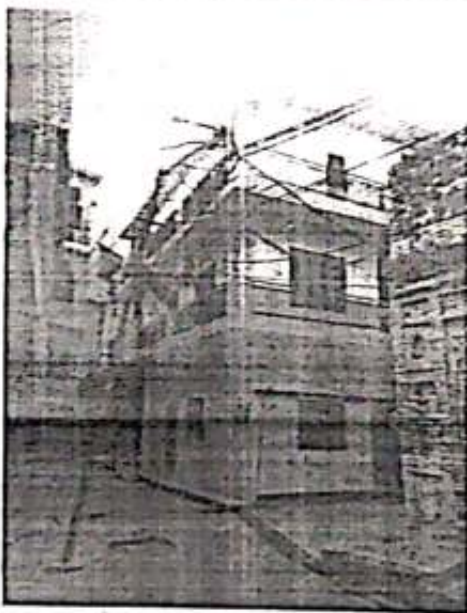
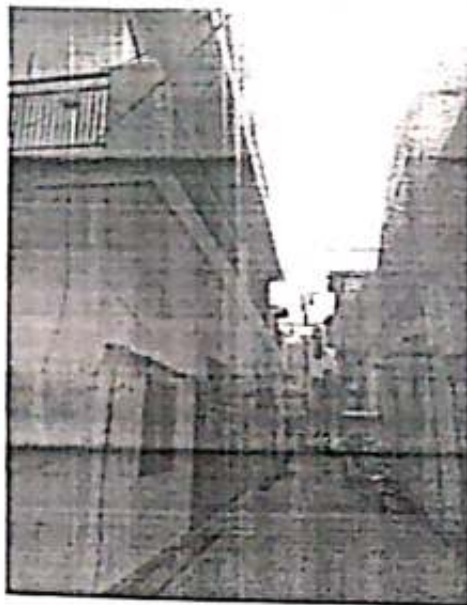
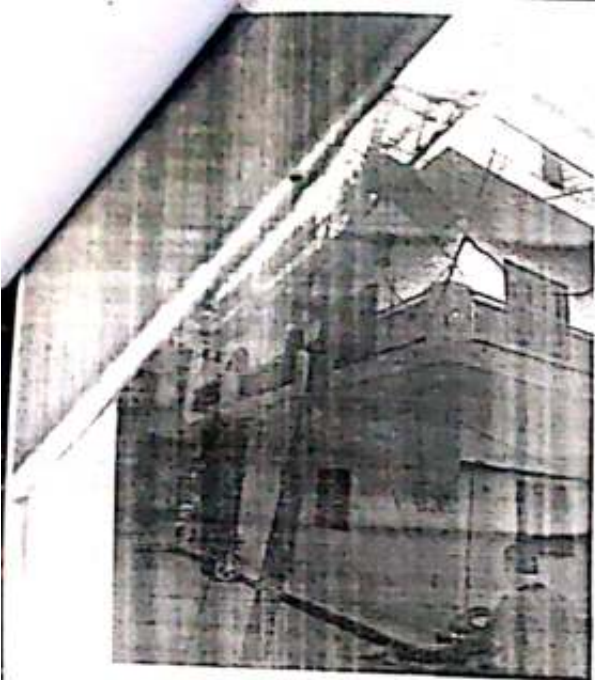
Date :24-09-2020

Place : Haridwar

Enclosed 6 photos & location map

Ar. AMIT KUMAR CHAUHAN
B-ARCH (REGD. CA/99/25096)
Government Approved Valuer

AR. AMIT KUMAR CHAUHAN
(B-ARCH)
REGD. VALUER (2013/2014)
BANEL VALUER (I.C.) DDV0047
INCOME TAX VALUER
REGD. No. 42013-2014



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 AR. M. K. KUMAR CHANDRAN
 (ARCHT)
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