

BANK OF MAHARASHTRA
B.O.-ROORKEE

VALUATION REPORT
A RESIDENTIAL BUILDING

SITUATED AT
RESIDENTIAL HOUSE BEARING MUNICIPAL NO.490, MOHALLA PURANI TEHSIL,
NEAR RADHA KRISHAN MANDIR, ROORKEE, DISTT-HARIDWAR.

BELONGING TO
SHRI PREM CHAND JAIN S/O LATE SHRI CHATARSEN JAIN.

UNIVERSAL CONSULTANTS
10-SHUBHAM PLAZA, NEAR SATYAM PLAZA, P.L. SHARMA ROAD, MEERUT

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GENERAL INFORMATION

Sr. No.	Particulars/Questions	Remarks/Observations of the valuer
01.	Purpose for which the Valuation is made.	For Assessing the fair market value of the property
02.	Date on which valuation is made	01.09.2020
03.	Name of Owner/s	Shri Prem Chand Jain S/o Late Shri Chatarsen Jain.
3.2	Document for verification	Copy of 2nos Sale Deed No.5001 & 5912
04.	(a)If the Property is under Joint Ownership/Co-Ownership, share of each such owner.	Single Ownership
	(b)If Yes, Are the shares undivided?	Not Applicable
05.	Brief Description of the Property	A Residential Building
06.	Location, Street, Ward No.	Residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee. Distt- Haridwar.
07.	Survey Plot No. of Land	Do
08.	What is the permitted use of the property i.e Residential/commercial/Mixed Area/Industrial Area	Residential area
09.	Classification of Locality-High Class/Middle Class/Lower Class	Upper Medium Class
10.	Proximity to civic amenities like schools, hospitals, office, market, cinema, Etc.	1-2 Km.



11.	Means and proximity to surface transportation communication by which the locality is served.	By all Surface vehicle
Land		
12.	Area of Land, supported by documentary dimensions and physical features.	131.60 sq.mt
13.	Road, street or lane on which the land is abutting.	Residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee, Distt- Haridwar.
14.	Is it freehold or lease hold?	Free Hold
15.	If lease hold the name of Lessor, Lease nature of lease date of commencement & termination of lease and terms of renewal of Lease. i) Initial Premium ii) Ground rent Payable p.a iii) Unearned increase payable to the lesser in the event of sale or transfer.	Not Applicable
16.	Is there any restrictive covenant in regard to use of land, if so, attach a copy of the covenant	No
17.	Are there any agreements of easements? If so, attach copies.	No
18.	Does the land fall in an area included in any town planning plan of Govt. or any statutory body? If so, give particulars	Municipal (Old Built-up area)



19.	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Not Applicable
20.	Has the whole or part of the land been notified for acquisition by Govt. or any statutory body? Give date of the notification.	No
21.	Boundaries	<p>As per Deed No.5001 East- 18'+21'0"/ House of Trilok Chan Jain West:-38'9"/ Gali North:-35'3"/ House of Rajendra Prasad Vemra South:-28'0"/ Gali</p> <p>As per Deed No.5912 East- 20'9"/ 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</p>
IMPROVEMENTS		
22.	Attach plans and elevations of all structures standing on the Land and a Lay-out Plan.	Not available
23.	Furnish technical details of the building on a separate sheet(the annexure to this form may be used)	Please see the valuation part II
24.	i)Is the Building Owner occupied/Tenanted	Owner Occupied
	ii) If partly Owner-Occupied specify portion and extent of area under owner Occupation	Fully Owner occupied
25.	What is the floor space index permissible actually utilized	Within permissible limits



RENT

26.	Name of Tenants/Lesseees/Licenses etc i) Portions in their occupation ii) Monthly or annual rent/compensation/license etc. paid by each iii) gross amount received for the whole property	Not Applicable
27.	Are any of the occupants related to or close business associates of the owner?	Not Applicable
28.	If separate amount being recovered for the use of fixture like fans, geysers, refrigerators, cooking ranges built in wardrobe etc. or for service charges? If so give details.	Not Applicable
29.	Give details of water and electricity charges, if any, to be born by owner.	Owner
30.	Has the tenant to bear the whole or part of the cost of repairs and maintenance particulars.	Not Applicable
31.	If a lift is installed, who is to bear the cost of maintenance and operation, owner or tenanted?	Not Applicable
32.	If a pump is installed, who is to bear the cost of maintenance and operation, owner or tenant?	Owner
33.	Who has to bear the cost of electricity charges for lighting common space like entrance hall, stairs passage compound etc, owner or tenant?	Owner
34.	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	Not Available



35.	Is the building between landlord and tenant regarding rent pending in a control or rent?	Not Applicable
36.	Give instances of sales of immovable property in the localities on a separate sheet, indicating the name and address of the property registration no. sale price and area of land sold.	Not applicable
37.	Has any standard rent been fixed for the premises under law relating to the control of rent?	Not applicable
SALES		
38.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property registration no. sale price and area of land sold.	Given Above
39.	Land rate adopted in this valuation.	Rs.18000/- per sq.mt
40.	If sale instances are not relied upon the basis of arriving at the land rate.	N.A
COST OF CONSTRUCTION		
41.	Year of commencement of construction and year of completion.	1980
42.	What was the method of construction by contract/ be employing labour directly/both	By Direct Labor & Contract.
43.	For items of work done on contract, produce copied of agreements.	Detail with owner
44.	For items of work done by engaging labour directly give basic rates of materials and labour supported by documentary proof.	Detail with owner



TECHNICAL DETAILS		
1	No. of floor and height of each floor	G+2 -10'ht Each floor
2	Plinth area floor wise(as per IS-3861-1996)	Ground floor 1416.01 sq. feet First floor 1382.98 sq.feet Second floor 1382.98 sq.feet
3	Year of Construction	1980, 40 Years old
4	Estimated future Life	30 Years
5	Type of Construction, load Bearing walls RCC/frame/steel Frame	2 nd Class brick work, RBC Roofing & Mosaic Flooring
6	Type of foundation.	Load Bearing
7	Walls a)Basement and plinth b)Ground floor c)Super Structure above ground floor	9" Wall Approx.
8	Partitions	No
9	Doors & Windows	Wooden
10	Flooring	Mosaic
11	Finishing	Normal
12	Roofing & Terracing	RBC
13	Internal wiring Surface/Conduit	Yes

14.	Class of Fitting, Superior/ Ordinary/Poor-	Ordinary
15.	a)Sanitary Installations	Yes
	i)No. of water closets	1
	ii)no. of Lavatory Basic	No
	iii) No. of Urinals	1
	iv)No. of sinks	1
	v)No. of Bath tub	No
	vi)No. of Bidet	No
	vii)No. of Geyser	No
	b)Quality of Fittings	Normal
16.	Compound wall	No
	i) Height & Length	
	ii) Type of Construction	
17.	No. of Lifts & Capacity	Not Applicable
18.	Underground Sump-capacity and type of construction-	Not Applicable
19.	Overhead Tank	Yes
	i)Where Located	
	ii)Capacity	
	iii)Type of construction	
20.	Pumps No. and their Horse Power	Yes, ½ horse power
21.	Road and paving within the compound approximate area and type of paving	No
22.	Sewage disposal whether connected to public sewer, if septic tank provided, No. & Capacity.	Septic Tank



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Valuers and Interior Design Consultants
Approved Valuer for LIC Leading Banks, Wealth Tax,
Income Tax, Gift Tax & Estate Duty Act
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Er. K. Arora
B.E. CIVIL (M.I.E. India) F.I.V.

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VALUATION REPORT-PART-II

Pursuant to instructions from owner, the property pertain to a residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee, Distt- Haridwar, Owned by Shri Prem Chand Jain S/o Late Shri Chatarsen Jain was Inspected on 31.08.2020 for purpose of assessing the fair market value.

A) Description of Property- A Residential Building

B) Locations:- Residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee, Distt- Haridwar.

C) Ownership Document:- Copy of 2nos Sale Deed No.5001 & 5912

D) Details of the building Plan

E) Valuation of the property-

COMPUTATION OF COST

VALUE OF LAND (A)

Area of Land 131.60 sq.mt X Rate 18000/- per sq.mt = Rs.23,68,800/-

(B) COST OF BUILDING:

PARTICULARS	AGE OF BUILDING	COVERED AREA (SQ.FT)	RATE PER SQ.FT	DEPRICI ATION	AMOUNT
Ground Floor	About 40 years old	1416.01	900/-	30%	Rs.8,92,086/-
First floor	About 40 years old	1382.98	800/-	30%	Rs.7,74,468/-
Second floor	About 40 years old	1382.98	800/-	30%	Rs.7,74,468/-
Total value of Building					Rs.24,41,022/-
Total Value of the property(Land + Building)					Rs.48,09,822/-

- i) Market Value (Land +Building) Rs.48,10,000/- Say
ii) Realizable Value:- Rs.43,00,000/-
iii) Distress Sale Value:- Rs.38,00,000/-
iv) Circle rate value :- Rs.40,20,222/-
vi) Circle rate is Rs.12000/- per sq.mt



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CONCLUSION

After considering various important factors discussed above, I am of the opinion that the fair market value of a residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krish Mandir, Roorkee, Distt- Haridwar, Owned by Shri Prem Chand Jain S/o Late Shri Chatarsen Jain Rs.48,10,000/- (Rupees Forty eight lac ten thousand only), and the Realizable Value of the property Rs.43,00,000/- (Rupees Forty three lac only) and Distress Sale Value of the property is Rs.38,00,00 (Rupees Thirty eight lac only)


VALUATION-PART-III (DECLARATION)

It is hereby declared that:-

- I have no direct or indirect interest in the property Valued.
- The information in part-I is true and correct to the best of my knowledge and belief.
- The Property was physically inspected on Dated 31.08.2020

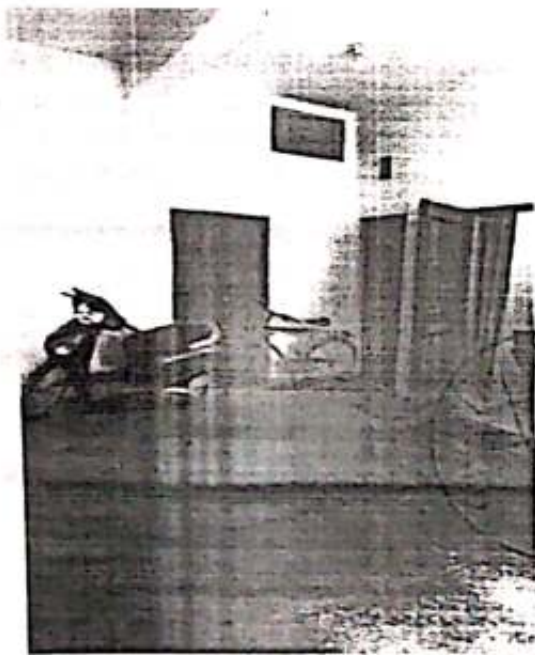
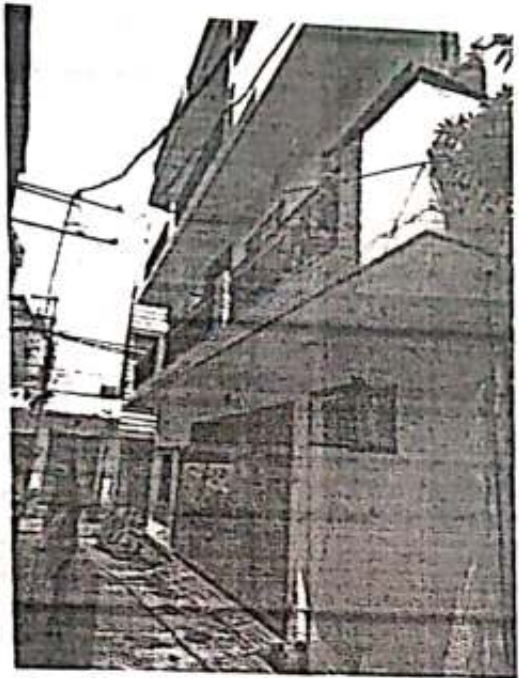
Place:- Meerut

Dated:- 01.09.2020


Name Signature and
Seal of the Valuer.

UNIVERSAL CONSULTANTS
Consulting Engineers, Architect
& Govt. Approved Valuer
Registration No. CAT.-1/197/2000

PHOTOGRAPHS



Residential House Bearing Municipal No.490, Mohalla Purani Tehsil, Near Radha Krishan Mandir, Roorkee, Distt- Handwar