HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Panel Valuer : Punjab National Bank, S.B.I, Bank of Maharastra, 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 Add.: Shop No.-1, lind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K)

Mob.: 9719104134, Email: ar.amitchauhan@gmail.com

Ref

Date .24/9/2020

No.	Particulars	Details/ information					
1	Name of the branch	Bank of Maharashtra, Roorkee , Uttrakhand					
2	Name of the borrower	Smt. Komal Jain W/o Sh. Prem Chand 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 Valuer	Mr. Pradeep rawat (Branch manager)					
6	Description of the property/ properties	Industrial					
a	Name of the owner / Mortgagor	Smt. Komal Jain W/o Sh. Prem Chand Jain					
b	Extent of area (in acres/ hect/sqm. / sq.ft.)	= 935.00 Sqm.					
С	Survey no. / Gut no / CST no./ House no.	Property at - Chak no. 121, Gata no. 290 & 291 Mi, Gram Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt. Haridwar					
d	Type of land (freehold / leasehold / Govt. grant etc.)	Free hold property					
e	Nature of Property (residential / commercial / offices/ /Industrial/ agricultural)	industrial					
f	In possession of / Occupancy (Self - occupied / Rented out)	Self Occupied					
g	Location (Rural / Semi Urban / Urban / Metro / MIDC / SEZ / Others.)	The property is situated in semi urban area.					
h	Bounderies (Identified / Identifiable / Not Identifiable)	Identified					
1	Market Value of the property	Rs. 11112602.40					
i	Realizable value of the property	Rs. 9445712.04					
k	Distress sale value of the property	Rs. 8334451.80					
1	Value of the property as per the Govt. Ready Reckoner	Rs. 19358150.00°					

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

Date :24-09-2020 Place : Haridwar

AR. AMPERON

(B-ARCH)

REGD. VALUED F-20584 PANEL VALUE - L.I.C.) DDV0017 INCOME TAX VALUER

REGD. No.-4/2013-2014

6 of 6

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

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Add.: Shop No.-1, lind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K)

Mob.: 9719104134, Email: ar.amitchauhan@gmail.com

Ref. No Ref. m. 2020/21

Date

The Branch Manager, Bank of Maharashtra Roorkee .Uttrakhand

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "INDUSTRIAL PROPERTY"

Name of Registered Valuer: AR.AMIT 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	Smt. Komal Jain W/o Sh. Prem Chand Jain					
	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					
ô	Brief description of the property	Industrial Property					
	- Location, street, ward No.	Property at - Chak no. 121, Gata no. 290 & 291 Gram Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt. Haridwar					
	- Flat/Piot No.	Chak no. 121 , Gata no. 290 & 291 Mi,					
	Is the IP 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	Mixed Area (residential cum industrial 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)					

AR. ALLIT KUMA (B-ARCH)

REGD. VALUET FIEDS64 PANEL VALUE

C : DDV0017

INCOME TAX VALUER REGO. No.-4,2015-2014 hand as per Bala Deed no. 5834. On Dated 12/06/2009. As the alloy in Industrial (R.c.o Structure, wooden Joiney, Foo facoing) at haired Floor, First Floor, Second Floor & Murity, is appear. 10 year's old.

= 1006.06(A Sq. ft s per Sale deed & site)

a	 b) Attach a dimensional site plan & elevations of all s built up property. 	tructure standing on t	he land along with photograph of the				
1	As per sale deed						
		As per s	è messioneris				
1	East	East	Land komal jain				
1	West .	West					
	North	North	Shri Balaji Print & Pack Industry				
	South		chaik Road				
B.c	Furnish data in a financia	South	Agriculture land				
-	Furnish details of the building on a separate sheet give construction, finishing (floor-wise)	ing number of floors,	plinth area floor-wise, Year & type of				
	Covd. area at G.F		••				
	Covd. area at F.F	5470.92 Sq.Ft					
	Covd. area at S.F	5470.92 Sq.Ft					
		5470.92 Sq.Ft					
	Covd. area at Murnty	356.69 Sq.Ft					
	Specifications: - Mention in above 8a.						
	Year of construction - 2010 approx.						
	And the second s						
8 d	is the construction / built up property is as per the plan	NA.					
1	approved by the competent authority.						
_	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	NA.					
	lease.						
			300				
11	Is there any restrictive covenant in regard to use of	N.A	700				
	land? If so, details be given.						
12	Does the land fall in an area included in any Town	H.R.D.A					
	planning scheme or any development plan of Govt, or any statutory body? If so, give particulars.						
15	is the whole or part of property notified for acquisition	N A					
	by Govt. or any statutory body? If yes, give date of	N. A.					
	notification.						
	ts the building owner - occupied /tenanted / both?	Owner occupied					
14b.	If partly owner-occupied, specify portion and extent of	N. A.					
	area under owner – occupation	FI.					
15a	Names of tenants/lessees/licensees, etc.	N. A.					
160	Portions in their occupations	N. A.	-				
150	Monthly or annual rent/compensation / license fee,	N. A.					
	etc. paid by each.						
16	Is any dispute between landlord and tenant regarding	NA .					
	rent pending in a court of law						
17	The valuer should give in detail his approach to valuation	on of the property and	indicate how the value has been				
	arnived at, supported by necessary calculations in separate sheet/s.						
	Market rate value of the property :- (2020)		Milliam				

AR ALAT KOLLAR CHAUHAN (B-ARCH)

REGD. VALUE

5 .0DA9017

1	-	Dascription	T			- 1	I Denra I		Amount (Rs.)
		A	Area	Uni	Rate	(Rs.)	Depre. Factor		Amount (13.)
	1	Present inarket value of Land	10060.6	0 Sq.F	1 180	.00	N.A	=	1810908.00
	3	Value of G.F construction	5470.92	Sq.F	t 650	.00	0.90	H	3200488.20
	4	Value of F.F construction	5470.92		22.00	775	0.90	Н	2954296.80
	5	Value of S.F construction	5470.92	e) 0:55-4 . 000	7	(A (5/))	0.90	Н	2954296.80
	6	Value of Mumty construction	356.69	Sq.F			0.90	-	192612.60
1		1	11112602.40						
	1	Present realizable value of the property Distress sale value of the property 85%							9445712.04
	Distress sale value of the property 75%						8334451/80		
18	Circ	le rate value of the property :-(2020)							
	S. Description		Area	Unit	Rate (Rs.)	Multip. Factor			Amount (Rs.)
	1	Value of Land (page no. 38 St. No 1, Puhana Bhagwan Roorkee Handwar	935.00	Sq.m.	4200.00		-		3927000.00
	2	Value of R.c.c construction	1558.50	Sq.m.	11000.00	0.900			15429150.00
							=	_	19356150.00/

, hereby, declare that :

- a) The information furnished above is true and correct to the best of my / our knowledge and belief;
- b) I / we have no direct or indirect interest in the property being valued;
- c) 1 / we have personally inspected the Right property on 23-09-2020.
- d) I / We have not been convicted of any offence & sentenced to a term of imprisonment.
- e) 1 / We have not been found guilty of misconduct in my professional capacity.

f) 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 deed 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 4 photos & location map

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

> AR. AMIT KUMAR CHAUHAN (8-ARCH)

REGD. VALUE F-20584 PANEL VALUE - C / DDV0017

INCOME TAX VALUER REGO. No.-4/2013-2014

