

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Panel 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

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 ...Z...

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	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.
c	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	Boundaries (Identified / Identifiable / Not identifiable)	Identified
i	Market Value of the property	Rs. <u>11112602.40</u>
j	Realizable value of the property	Rs. <u>9445712.04</u>
k	Distress sale value of the property	Rs. <u>8334451.80</u>
l	Value of the property as per the Govt. Ready Reckoner	Rs. <u>19356150.00</u>

Certified that the property is properly 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 F-20584
PANEL VALUER (I.C.I.) DDV0017
INCOME TAX VALUER
REGD. No.4/2013-2014

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Panel 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

Add. : Shop No.-1, Iind 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

To
The Branch Manager,
Bank of Maharashtra
Roorkee, Uttarakhand

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
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	Industrial Property
	- Location, street, ward No.	Property at - Chak no. 121, Gata no. 290 & 291 Mi, Gram Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt. Haridwar
	- Flat/Plot No.	Chak no. 121, Gata no. 290 & 291 Mi,
	- 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	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)
8 a	Area supported by documentary proof, shape, dimensions and physical features.	

AR. AMIT KUMAR CHAUHAN
(B-ARCH)

REGD. VALUER 510554
PANEL VALUE 101 DDV0017
INCOME TAX VALUER
REGD. No. 4/2013-2014

Description	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)	
1 Present market value of Land	10060.60	Sq.Ft	180.00	N.A	= 1810908.00	
3 Value of G.F construction	5470.92	Sq.Ft	650.00	0.90	3200488.20	
4 Value of F.F construction	5470.92	Sq.Ft	600.00	0.90	2954296.80	
5 Value of S.F construction	5470.92	Sq.Ft	600.00	0.90	2954296.80	
6 Value of Mumty construction	356.69	Sq.Ft	600.00	0.90	= 192612.60	
Present market value of the property					<u>11112602.40</u>	
Present realizable value of the property 85%					<u>9445712.04</u>	
Distress sale value of the property 75%					<u>8334451.80</u>	
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. 38 SI No 1, Puhana, Bhagwan, Roorkee, Haridwar	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
					=	<u>19356150.00</u>

I, hereby, declare that :

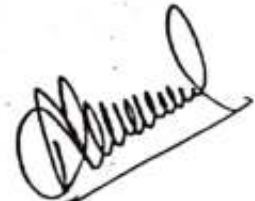
- The information furnished above is true and correct to the best of my / our knowledge and belief;
- I / we have no direct or indirect interest in the property being valued;
- I / we have personally inspected the Right property on 23-09-2020.
- I / We have not been convicted of any offence & sentenced 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 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
(B-ARCH)
REGD. VALUER F-20584
PANEL VALUER (IC) DDV0017
INCOME TAX VALUER
REGD. No.-4/2013-2014

