

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, 1ind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K)
Mob. : 9719104134, Email : ar.amitchauhan@gmail.com

Ref ...X...

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.)	= 683.00 Sqm.
c	Survey no. / Gut no.- / CST no./ House no.	Property at - Chak no. 121 , Gata no. 290 & 291 Min, Gram Puhana Mustahkam ,Pargana Bhagwanpur , 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>3857888.06</u>
j	Realizable value of the property	Rs. <u>3279204.85</u>
k	Distress sale value of the property	Rs. <u>2893416.05</u>
l	Value of the property as per the Govt. Ready Reckoner	Rs. <u>7406434.10</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

6 of 6


 AR. AMIT KUMAR CHAUHAN
 (B-ARCH)
 REGD. VALUER F-20584
 PANEL VALUER (I.C.I.C.I) CDW0017
 INCOME TAX VALUER
 REGD. No. 4/2013-2014

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RefX....

Date 24/9/2020

Ref No. - H.m 2020/23

To

The Branch Manager,
Bank of Maharashtra
Roorkee, Uttarakhand

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "PLOT "

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	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	open land
	- Location, street, ward No.	Property at Chak No. 121, Gata No. 290 & 291 Min, Gram Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt. Haridwar
	- Flat/Plot No.	Chak No. 121, Gata No. 290 & 291 Min
	- 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

AR. AMIT KUMAR CHAUHAN
(VALUER)

REGD. VALUER - 4/2013-14
PANEL VALUER - 10/0000017
INCOME TAX VALUER
REGD No 4/2013-2014

land as per Sale Deed no. 11605 On Dated 19/10/2007 & Sale Deed = 7349.08(A Sq. ft
2003 On Dated 30/07/2007. As the property is Industrial (R.c.c & s per Sale
Shed Structure, wooden Joinery, Pcc flooring) at Ground Floor, First deed &
Floor & Second Floor & is approx. 11 year's old. site)

8 b. b) Attach a dimensional site plan & elevations of all structure standing on the land along with photograph of the built up property.

As per sale deed

As per site measurements

East

West

North

South

East

West

North

South

Land of komal jain

Land of komal jain

Chak Road

Agriculture land

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 (R.c.c)

479.89 Sq.Ft

Covd. area at G.F (Tin Shed)

4336.28 Sq.Ft

Covd. area at F.F (R.c.c)

479.89 Sq.Ft

Covd. area at S.F (R.c.c)

479.89 Sq.Ft

Specifications :- Mention in above 8a.

Year of construction - 2009 approx.

8 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. N.A.

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.

16 Is any dispute between landlord and tenant regarding rent pending in a court of law N.A.

17 The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations in separate sheet/s.

Market rate value of the property :- (2020)

AR. AMIT KUMAR CHAUDHARI

REGD. VALUER, F. 1584

PANVEL VALUERS, CH. DDV0017

INCOME TAX VALUER

REGD. No. 4/2013-2014

	Description	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)
1	Present market value of Land	7349.08	Sq.Ft	180.00	N.A	= 1322834.40
3	Value of G.F construction (R.c.c)	479.89	Sq.Ft	750.00	0.89	320326.58
4	Value of G.F construction (tinshed)	4336.28	Sq.Ft	430.00	0.89	1659494.36
5	Value of F.F construction (R.c.c)	479.89	Sq.Ft	650.00	0.89	277616.37
6	Value of S.F construction (R.c.c)	479.89	Sq.Ft	650.00	0.89	= 277616.37
Present market value of the property						<u>3857888.06</u>
Present realizable value of the property 85%						<u>3279204.85</u>
Distress sale value of the property 75%						<u>2893416.05</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. SL No 1, Puhana ,Bhagwan , Roorkee , Haridwar	683.00	Sq.m.	4200.00	=	2868600.00
2	Value of construction (R.c.c)	133.79	Sq.m.	11000.00	0.890	1309804.10
3	Value of construction (Tinshed)	403.00	Sq.m.	9000.00	0.890	3228030.00
					=	<u>7406434.10</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.

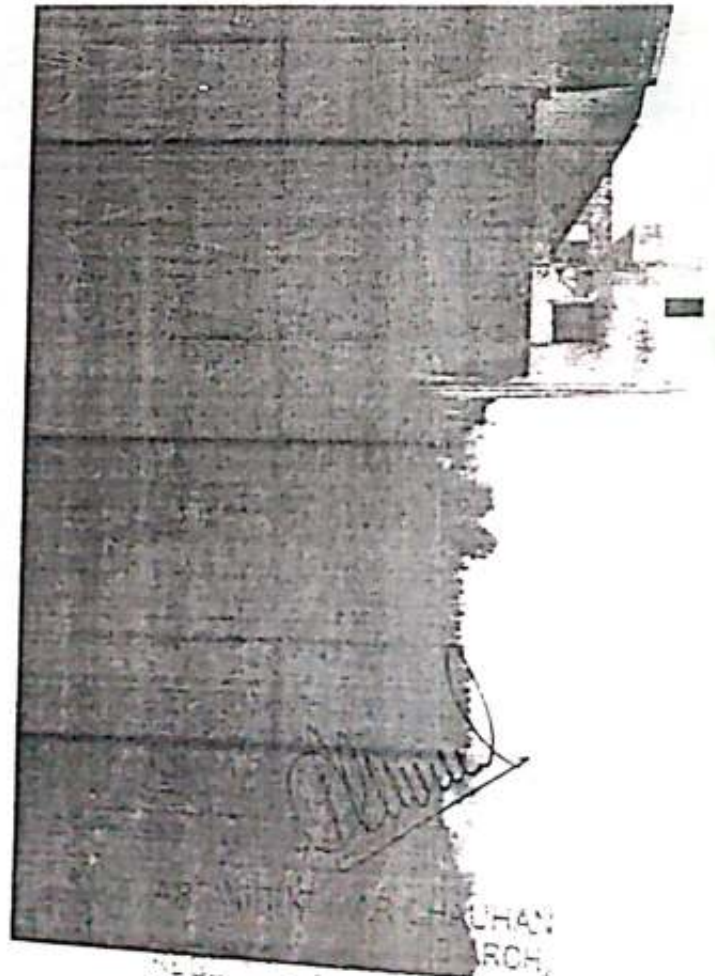
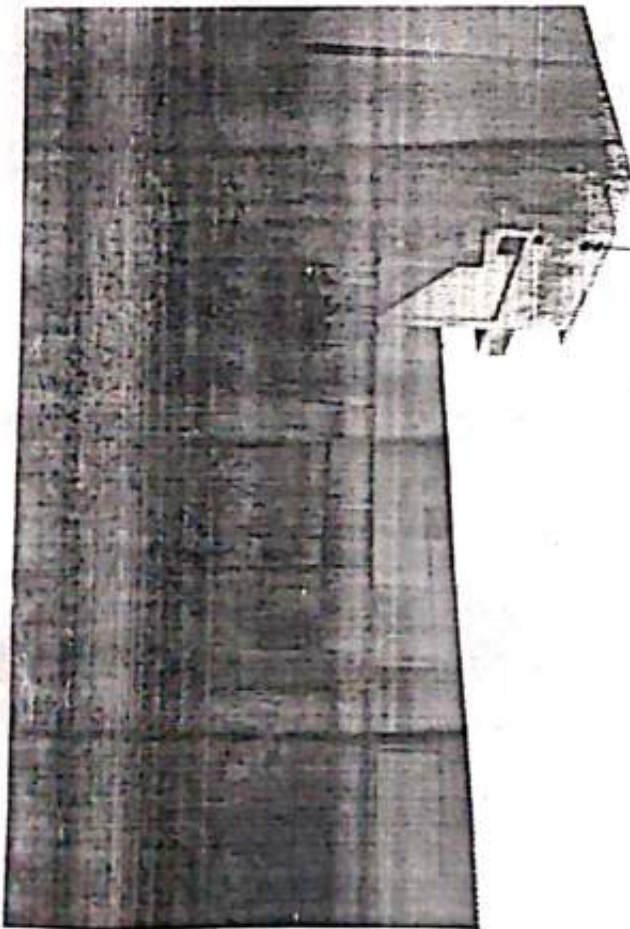
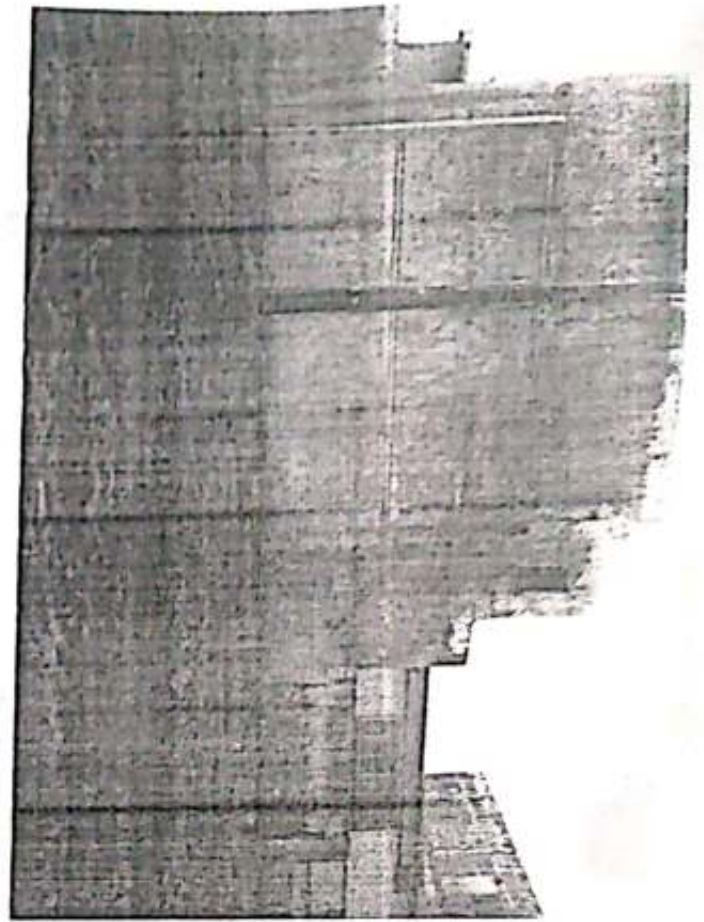
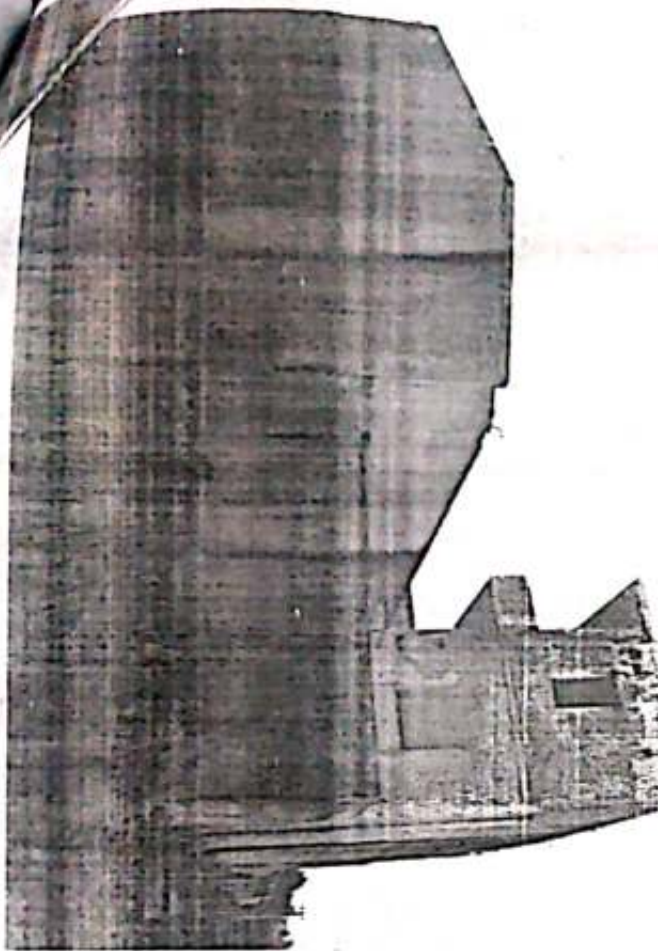
Date 24-09-2020

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



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