

BANK OF MAHARASHTRA
B.O.- ROORKEE.

VALUATION REPORT
FACTORY BUILDING

SITUATED AT
FACTORY BUILDING AT CHAK NO.121, GATA NO.290 & 291MI,
VILLAGE PUHANA MUSTAHKAM, NEAR D.P.S. TEHSIL ROORKEE,
DISTT- HARIDWAR (UK).

BELONGING TO
SMT. KOMAL JAIN W/O SHRI PREM CHAND JAIN.

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

UNIVERSAL CONSULTANTS

Consulting Engineers, Architects, Govt. Regd.
Valuers and Interior Design Consultants
Approved Valuer for LIC Leading Banks, Wealth Tax,
Income Tax, Gift Tax & Estate Duty Act
10-Shubham Plaza, Near Satyam Plaza,
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SUMMARY OF VALUATION REPORT BANK OF MAHARASHTRA, ROORKEE

Sr. No.	Particulars	Details/ Information
01.	Name of the Branch	Bank of Maharashtra, Roorkee.
02.	Name of the borrower	Smt. Komal Jain W/O Shri Prem Chand Jain.
03.	Name of the valuer /Firm	Universal Consultant
04.	Date of visit by valuer	31.08.2020
05.	Name of the Bank Official accompanied/visited with valuer	Visit by Valuer
06.	Description of property/properties	
a)	Name of owner	Smt. Komal Jain W/O Shri Prem Chand Jain.
b)	Extent of area(in acres/hectors/sq meter/sq feet)	(341.50 +341.50) sq.mt = 683.00 sq.mt
c)	Survey no/Gut No./CST No./House no	Factory Building Situated At Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK).
d)	Type of Land	Free Hold
e)	Nature of property	Factory Building
f)	In possession of/Occupancy	Owner
g)	Location	Semi Urban
h)	Boundaries	Given Below
i)	Market value of the property	Rs.34,71,000/-
j)	Realizable value of the property	Rs.31,00,000/-
k)	Distress value of the property	Rs.28,00,000/-
l)	Circle rate value	Rs.49,02,076/- Circle rate is Rs.4095/- per sq.mt

Certified that the property is properly demarcated and the boundaries of the property are identified.

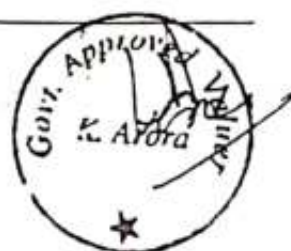
Date - 01.09.2020
Place - Meerut

Signature & Seal of Advocate/Law Firm



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	Smt. Komal Jain W/O Shri Prem Chand Jain.
3.2	Document for verification	Copy of 2nos Sale Deed 1. 11605 Dated 19.10.2007 2. 8903 Dated 30.07.2007
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	Factory Building
06.	Location, Street, Ward No.	Factory Building Situated At Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK).
07.	Survey Plot No. of Land	Do
08.	What is the permitted use of the property i.e Residential/commercial/Mixed Area/Industrial Area	Mixed area
09.	Classification of Locality-High Class/Middle Class/Lower Class	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.	683.00 sq.mt
13.	Road, street or lane on which the land is abutting.	Factory Building Situated At Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK).
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	Village Panchayat

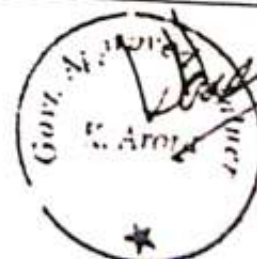


19.	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Not Applicable
20.	Has the whole or part of the land been notified for acquisition by Govt. or any statutory body? Give date of the notification.	No
21.	Boundaries	As per Site East:- Land of Komal Jain West:-Land of Komal Jain North:-Chak Road South:-Agriculture Land of others
IMPROVEMNETS		
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.2000/- 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.	2010
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(RCC) & 14' (Shed)
2	Plinth area floor wise(as per IS-3861-1996)	Ground floor(Labour Room) 463.21 sq.feet Ground floor(Work Shop) 4338.75sq.feet First floor (Labour Room) 463.21 sq.feet Second floor(Labour Room) 463.21 sq.feet
3	Year of Construction	2010, 10 Years old
4	Estimated future Life	50 Years
5	Type of Construction, load Bearing walls RCC/frame/steel Frame	2 nd Class brick work, RCC & Shed Roofing & Simple 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	Iron & Wooden
10	Flooring	Simple
11	Finishing	Normal
12	Roofing & Terracing	RCC & Shed
13	Internal wiring Surface/Conduit	Yes



14.	Class of Fitting, Superior/ Ordinary/Poor-	Ordinary
15.	a)Sanitary Installations	Yes
	i)No. of water closets	2
	ii)no. of Lavatory Basic	No
	iii) No. of Urinals	1
	iv)No. of sinks	2
	v)No. of Bath tub	No
	vi)No. of Bidet	No
	vii)No. of Geyser	No
	b)Quality of Fittings	Normal
16.	Compound wall	yes
	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, 1 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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VALUATION REPORT-PART-II

Pursuant to instructions from owner, the property pertain to Factory Building situated at Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK). Owned by Smt. Komal Jain W/o Shri Prem Chand Jain was Inspected on 31.08.2020 for purpose of assessing the fair market value.

A) Description of Property- Factory Building

B) Locations:- Factory building situated at Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK)

C) Ownership Document- Copy of Sale Deed No.11605 Dated 19.10.2007 & 8903 Dated 30.07.2007

D) Details of the building Plan

E) Valuation of the property-

COMPUTATION OF COST

VALUE OF LAND (A)

Area of Land 683.00 sq.mt X Rate 2000/- per sq.mt = Rs.13,66,000/-

(B) COST OF BUILDING:

PARTICULARS	AGE OF BUILDING	COVERED AREA (SQ.FT)	RATE PER SQ.FT	DEPRICI ATION	AMOUNT
Ground Floor (Labour Room)	About 10 years old	463.21	600/-	15%	Rs.2,36,288/-
Ground Floor (Work shop)	About 10 years old	4338.75	600/-	15%	Rs.14,75,175/-
First floor (Labour Room)	About 10 years old	463.21	500/-	15%	Rs.1,96,864/-
Second floor (Labour Room)	About 10 years old	463.21	600/-	15%	Rs.1,96,864/-
Total value of Building					Rs.21,05,191/-
Total Value of the property(Land + Building)					Rs.34,71,191/-
i) Market Value (Land +Building) Rs.34.71.000/- Say					

ii) Realizable Value:- Rs.31,00,000/-

iii) Distress Sale Value:- Rs.28,00,000/-

iv) Circle rate value :- Rs.49,02,076/-

v) Circle rate is Rs.4095/- 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 Factory Building situated at Chak No.121, Gata No.290 & 291mi, Village Puhana Mustahkam, Near D.P.S. Tehsil Roorkee, Dist- Haridwar (UK), Owned by Smt. Komal Jain W/o Shri Prem Chand Jain is **Rs.34,71,000/-** (Rupees Thirty four lac seventy one thousand only), and the Realizable Value of the property is **Rs.31,00,000/-** (Rupees Thirty one lac only) and Distress Sale Value of the property is **Rs.28,00,000/-** (Rupees Twenty eight lac only)

VALUATION-PART-III (DECLARATION)

It is hereby declared that:-

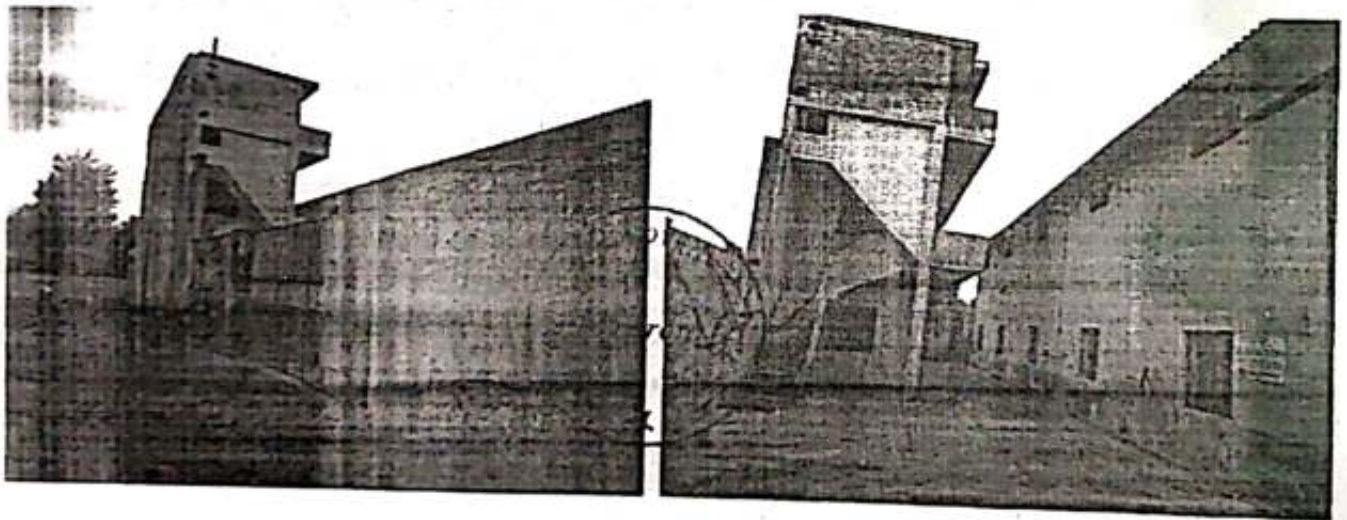
- I have no direct or indirect interest in the property Valued.
- The information in part-I is true and correct to the best of my knowledge and belief.
- The Property was physically inspected on Dated 31.08.2020

Place:- Meerut
Dated:- 01.09.2020

Name Signature and
Seal of the Valuer.



PHOTOGRAPHS



Factory Building situated at Chak No.121. Gata No.290 & 291mi. Village Puhana Mustahkam. Near D.P.S. Tehsil Roorkee, Distt- Haridwar (UK)