



PARIKALP CONSULTANTS

Er. VIPIN GUPTA FIV

B.E. (CIVIL) CHARTERED ENGINEER
GOVERNMENT APPROVED VALUER
Panel Valuer of LIC, GIC, CCIT, CBI, PNB,
SBI, PNBHFL, OBC, IOB, Vijaya Bank,
BOB, Bank of Maharashtra, Union Bank,
Karnataka Bank Ltd., Corporation Bank etc.
Regd. Engineer of Hardwar Development Authority
Corporate Member of Institution of Engineers (India)
Fellow Member of Institution of Valuers (India)
Authorized Structural Engineer - Govt. of Uttarakhand
Former Engr. - C.B.R.I. Roorkee, D.I.P.L. New Delhi

* ARCHITECTURAL PLANNERS * GOVT. APPROVED VALUERS
* STRUCTURAL DESIGNERS * VASTU PLANNERS * SURVEYORS

Office : F-21, Surya Complex, Avas Vikas, NEW HARDWAR - 249 407. Phone : 9219525670 (O), 9837176009 (M)
e-mail : parikalp@yahoo.co.in

VALUER APPROVED BY THE GOVERNMENT OF INDIA, MINISTRY OF FINANCE,
CHIEF COMMISSIONER OF INCOME TAX, DEHRADUN
REGISTRATION NO. : 13/2002-2003 CAT. - 8A(2)

En. No. - V 9550 (6681)

Date : 21-09-2017

1. RASMECCC - CUM - SARC, SBI, Sector - 5, Branch Premises, BHEL, Ranipur, Hardwar.

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer: ER. VIPIN GUPTA

Registration No.: 13/2002-2003 CAT- 8A(2)
(With State Commissioner of Income Tax)

1 Customer Details				
Name :- Sh. Ajeet Kumar S/O Sh. Daulat Ram (A/C - M/S Kamal Kumar & Co.)			Apl. No. Adarsh	
Case Type :-				
2 Asset Details				
Address :-		Municipal no. - 146, Kumharbada, Adarshgram, Rishikesh, Paragana - Parvadoon, Tehsil - Rishikesh, Distt. - Dehradun. Popular address:- Near Shani Dev Temple, Opposite Samudayik Kendra, . Adarshgram, Rishikesh.		
Nearby Landmark		Near Shani Dev Temple, Opposite Samudayik Kendra, Adarshgram, Rishikesh.		
3 Document Details :-				
Layout Plan	Yes / No	Not available	Name of Approving Authority	Approval No.
Building Plan	Yes / No	Not available	Comes under Hardwar - Rishikesh Development Authority	Not available
Construction Permission	Yes / No	Not available		
Legal Documents	Yes / No	Not available	List of Documents	1) Photocopy of Sale deed no.- 300 dated 29-07-1998. <u>Area of land = 92.00 Sq.m.</u>

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Details

Joining Properties		East : Property of Ram Prasad		West : Rasta		North : Rasta & Property of Sh. Devraj		South : Property of Sh. Dharampal	
Matching of Boundaries		Yes	Plot Demarcated	Yes	Approved land use	Built up	Type of Property	Commercial	
No. of rooms	Living / dining	-	Bed Rooms	-	Toilets	-	Kitchen	-	
Total no. of Floors	G.F. + F.F. + Mumty	Floor on which the property is located	Whole property	Approx. Age of the property (In years)	2	Residual life of the property (Approx. in years)		68	
				Approx. Year of construction	2015	Type of structure :-		R.C.C. framed structure	

Tenure/ Occupancy Details : - Self- occupied

Status of tenure		No. of years of Occupancy		Relationship of tenant to owner	
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Stage of Construction:-

Stage of Construction:-	Completed	If under construction, extent of completion	N. A.
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Violation if any observed

Nature and extent of violations	Map not available, hence only permissible covered area considered for valuation.
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Area Details of the Property (SQ.M.)

Site Area	92.00	Plinth area G.F.	75.90	Carpet area	68.31	Saleable area	92.00	Remarks
		F.F.	75.90	Carpet area	68.31			N. A.
		Mumty	10.00	Carpet area	9.00			

Valuation

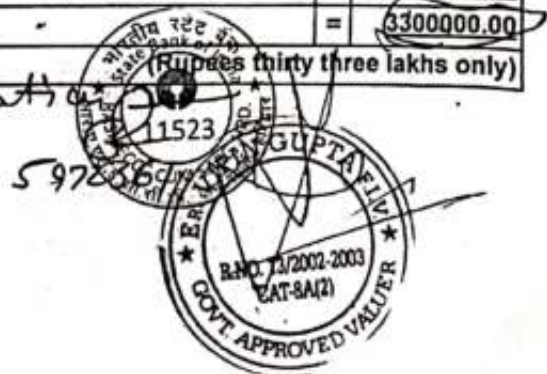
Market rate value of the property :-

Sr. No.	Description	Roofing / flooring / joinery	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)
1	Present market value of land	N.A.	92.00	Sq.m.	25000.00	N.A.	2300000.00
2	Value of G.F. construction	R.C.C./ Marble stone / M.S.	75.90	Sq.m.	10000.00	1.00	759000.00
3	Value of F.F. construction	R.C.C./ Marble stone / M.S.	75.90	Sq.m.	9500.00	1.00	721050.00
4	Value of Mumty construction	R.C.C./ Marble stone / M.S.	10.00	Sq.m.	8500.00	1.00	85000.00
Present market value of the property							= 3865050.00
Present realizable value of the property							= 3300000.00
							(Rupees thirty three lakhs only)


I concur with the valuation

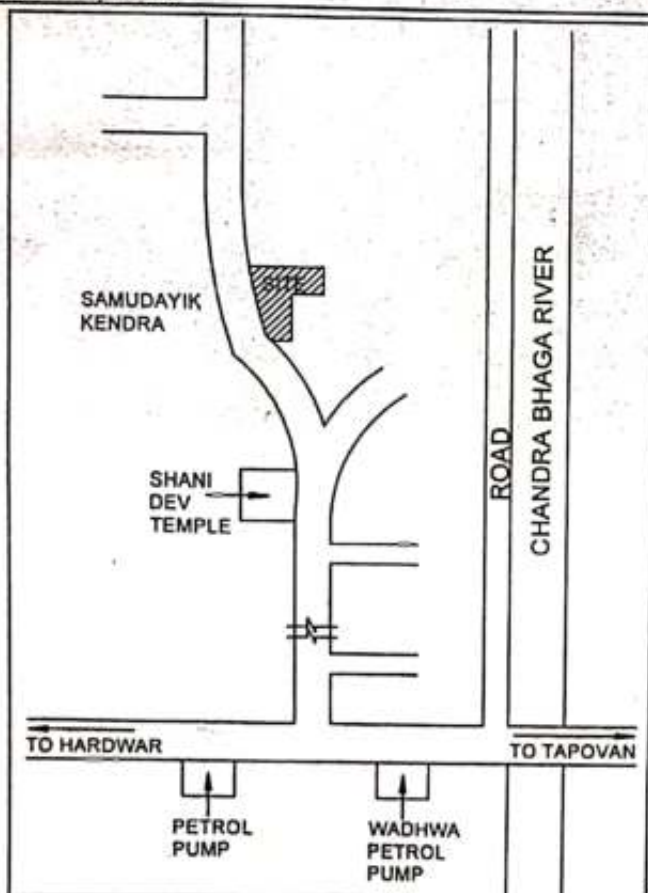
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value / value of IP as per Circle rates

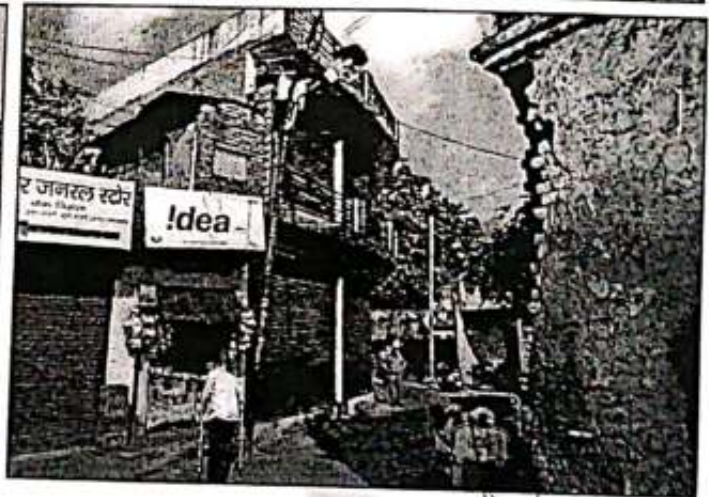
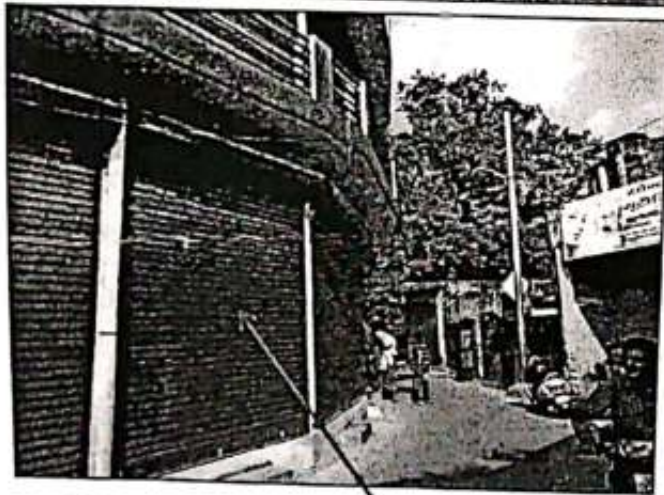
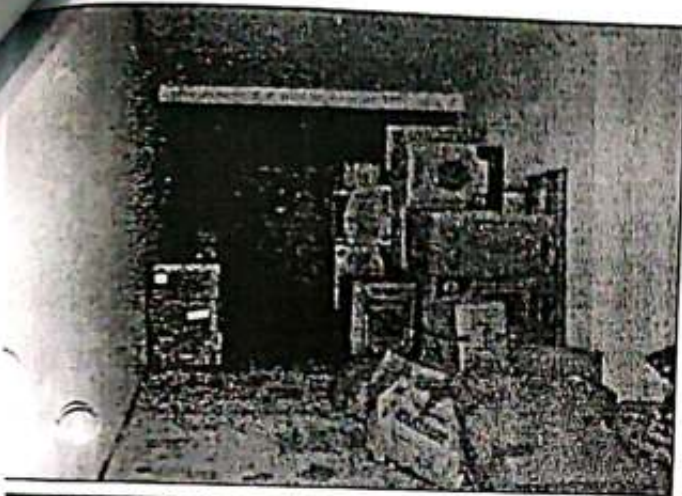
Value / value of IP as per Circle rates					
Description	Area	Unit	Rate (Rs.)	Multip. Factor	Amount (Rs.)
Value of land Page no. - 6, Sl. no. -10, S.R. - Rishikesh)	92.00	Sq.m.	15500.00	1.00 =	1426000.00
2 Value of R.C.C. construction	161.80	Sq.m.	15000.00	0.980 =	2378460.00
Value of I.P. as per circle rate					= 3804460.00
10 Assumptions / Remarks	N. A.				=
11 Declaration	1) The property was inspected by the undersigned on 12-09-2017. 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished here in is true and correct to the best of our knowledge.				
2 Name, address & signature of valuer	ER. VIPIN GUPTA, PARIKALP CONSULTANTS F - 21, Surya Complex, Avas Vikas, New Hardwar - 249407	Signature of valuer 		Date of valuation 21-09-2017.	
3 List of Documents enclosed	Location map				
4 List of Photo enclosed:- 4 photos					



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SITE

