

## PARIKALP CONSULTANTS

ER. VIPIN GUPTA FIV.

B E (CIVIL) CHARTERED ENGINEER
GOVERNMENT APPROVED VALUER
Panel Valuer of LTC, GTC, CCTT, CBT, PNB.
SBT, PNBHFT, OBC, TOB, Vijaya Bank,
B O B, Bank of Mehareshira, Union Bank,
Kernalaka 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. Rootkee, D I PL. New Dethi

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

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e-mail: parikalp@yahoo.co.in

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

5. No. - V 9550 (6681)

Date: 21-09-2017

ne 71, RASMECCÇ - CUM - SARC, SBI, Sector - 5, Branch Premises, BHEL, Ranipur, Hardwar.

## VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

ame of Registered Valuer: ER. VIPIN GUPTA

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

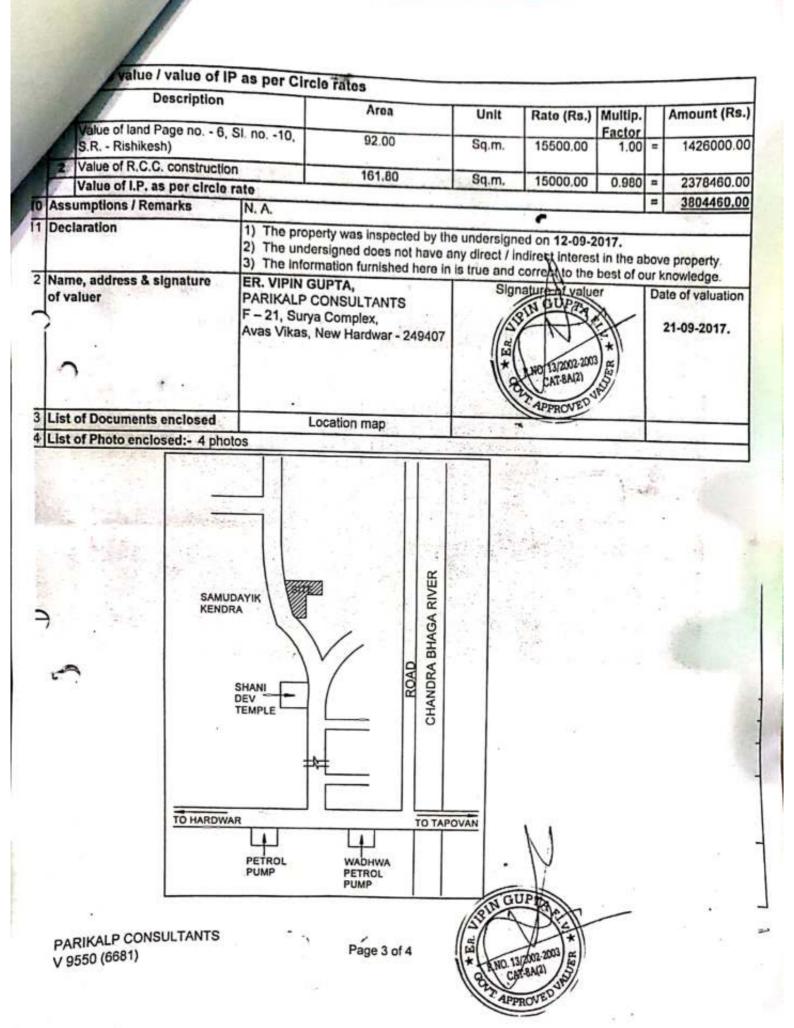
I	Customer Details								
-7	Name :- Sh. Ajeet Kumar S/O Sh. Daulat Ram (A/C - M/S Kamal Kumar & Co.)					Apl. No.	Mass		
_	CaseType :-								
2	Asset Details								
,	Address :-		Municipal no. – 146, Kumharbada, Adarshgram, Rishikesh, Paragana – Parvadoon, Tehsil – Rishikesh, Distt. – Dehradun. <u>Popular address</u> :- Near Shani Dev Temple, Opposite Samudayik Kendra, . Adarshgram, Rishikesh.						
_	Nearby Landma	ark	Near Shani Dev Temple, Opposite Samudayik Kendra, Adarshgram, Rishikesh.						
3	Document De	tails :-							
	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 r	1./	07-1998.		

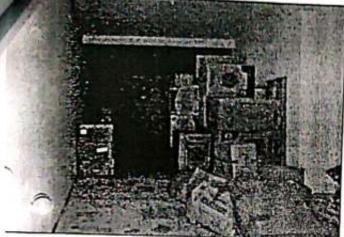
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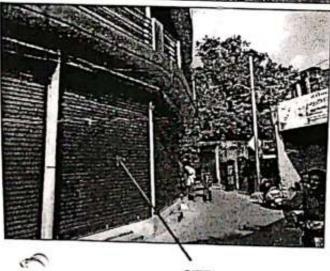


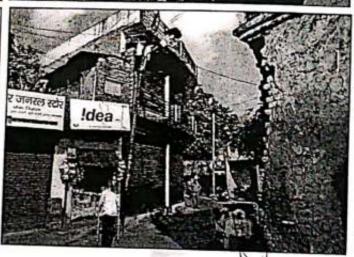
Matching of Boundaries   Property of Ram Prasad   Rasta   Rasta   Rasta   Rasta   Property of Sh. Devraj of Sh.	y of Sh. Dharam											
Boundaries  Demarcated Demarcated Operator   Description Operator   Descrip		South : Property of Sh. Dharamp		asta & Property		Rasta		· ·				
Total G.F. + Floor on No. of F.F. + Floor on Humby Property is located Property (in years)  Tenure/ Occupancy Details: - Self- occupied  Sagus of tenure  No. of years of Occupancy  No. of years of Occupancy  Stage of Construction:-  Stage of Construction:-  Completed  Nature and extent of violations  Map not available, hence only permissible covered area considered for Mumty 10.00  Carpet area 68.31  Mumty 10.00  Carpet area 9.00  Valuation  Market rate value of the property:-  Stage of G.F. construction  Roofing / Area Unit Rate (Rs.) Factor joinery  1 Present market value of land  N.A. 92.00 Sq.m. 25000.00  N.A.  Value of F.F. construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  R.C.C./ Marble 75.90 Sq.m. 9500.00  R.C.C./ Marble 75.90 Sq.m. 9500.00  N.A.  Value of Mumty construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  R.C.C./ Marble 10.00  Sq.m. 8500.00  R.C.C./ Marble 10.00  Sq.m. 8500.00  R.C.C./ Marble 10.00  Sq.m. 8500.00  R.C.C./ Marble 10.00  Present market value of the property  Present realizable value of the property						ed land	1.00	Yes	Demarcated		laries	Bound
no.of Fi.F. + Mumty property is located property in located property is located property in located property is located property in located property in located property is located property in located proper		Carrie	100000000000000000000000000000000000000	-	1	ets	Toilets	-	Bed Rooms	Men T	dining	ooms
Approx. Year of construction  Tenure/ Occupancy Details: - Self- occupied  Stage of Construction:-  Stage of Construction:-  Stage of Construction:-  Completed  No. of years of Occupancy  If under construction, extent of completion  Violation if any observed  Nature and extent of violations  Map not available, hence only permissible covered area considered for Area Details of the Property (SQ.M.)  Site Area 92.00  Plinth area 75.90  Carpet area 68.31  Aleable area  G.F.  F.F. 75.90  Carpet area 68.31  Mumty 10.00  Carpet area 99.00  Valuation  Market rate value of the property:-  St.  Description  Roofing / Area Unit Rate (Rs.) Factor joinery  1 Present market value of land  N.A. 92.00 Sq.m. 25000.00  N.A. 2 Value of G.F. construction  R.C.C./ Marble stone / M.S.  Value of Mumty construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  1.00 = Stone / M.S.  Present market value of the property	rty 68			Res		2	the property	22332233	which the property is	F.F. +	no.of	
Stage of Construction:  Stage of Construction:  Completed  If under construction, extent of completion  Violation if any observed  Nature and extent of violations  Area Details of the Property (SQ.M.)  Site Area 92.00  Plinth area 75.90  G.F.  F.F. 75.90  Carpet area 68.31  Mumty 10.00  Carpet area 68.31  Mumty 10.00  Carpet area 90.00  Valuation  Market rate value of the property:  St.  Description  Roofing / flooring / joinery  1 Present market value of land  N.A. 92.00 Sq.m. 25000.00  N.A.  Value of G.F. construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  1 Value of Mumty construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  A Value of Mumty construction  R.C.C./ Marble 75.90 Sq.m. 9500.00  R.C.C./ Marble 75.90 Sq.m. 8500.00  R.C.C./ Marble 75.90 Sq.m. 8500.00  Present market value of the property  Present market value of the property  Present market value of the property	R.C.C. frame structure			Туре	15	2015	construction		district di		-17	
Stage of Construction:- Stage of Construction:- Stage of Construction:- Completed  If under construction, extent of completion  Wap not available, hence only permissible covered area considered for Area Details of the Property (SQ.M.)  Site Area 92.00 Plinth area 75.90 Carpet area 68.31 Saleable area  G.F. F.F. 75.90 Carpet area 68.31 Saleable area  Wamty 10.00 Carpet area 9.00  Valuation  Market rate value of the property:-  Site Area Value of G.F. construction  Present market value of land  N.A. 92.00 Sq.m. 25000.00 N.A.  Value of G.F. construction  R.C.C./ Marble 75.90 Sq.m. 10000.00 1.00 = slone / M.S.  Value of Mumty construction  R.C.C./ Marble 75.90 Sq.m. 9500.00 1.00 = slone / M.S.  Value of Mumty construction  R.C.C./ Marble slone / M.S.  Present market value of the property  Present market value of the property  Present realizable value of the property				-	1			cupied	s : - Self- oc	ncy Details	Occupa	nure/
Stage of Construction:- Stage of Construction:- Completed  If under construction, extent of completion  Violation if any observed  Nature and extent of violations  Map not available, hence only permissible covered area considered for Area Details of the Property (SQ.M.)  Site Area  92.00 Plinth area G.F. F.F. 75.90 Carpet area 68.31 Mumty 10.00 Carpet area 68.31 Saleable area 92.00  Valuation  Market rate value of the property:-  Site Area Value of G.F. Green The property in the property of the property o	nip	nship	Relation	of						4	enure	tus of t
Violation if any observed  Nature and extent of violations   Map not available, hence only permissible covered area considered for Area Details of the Property (SQ.M.)  Site Area   92.00   Plinth area   75.90   Carpet area   68.31   Saleable area   92.00   F.F.   75.90   Carpet area   68.31   Mumty   10.00   Carpet area   9.00   Valuation  Market rate value of the property:-    Description   Roofing / flooring / joinery   Area   Unit   Rate (Rs.)   Factor	wner	o owne	tenant to	OI (	-					uction:-	Constr	age of
Nature and extent of violations   Map not available, hence only permissible covered area considered for    Area Details of the Property (SQ.M.)  Site Area   92.00   Plinth area   75.90   Carpet area   68.31   Saleable   area	N. A.	N.				If un		Completed		ion:-	onstructi	ge of C
Area Details of the Property (SQ.M.)   Site Area   92.00   Plinth area   75.90   Carpet area   68.31   Saleable   area   92.00     F.F.   75.90   Carpet area   68.31   Saleable   area   92.00     Mumty   10.00   Carpet area   9.00   Plinth area   9.00     Valuation   Roofing / If   Area   Unit   Rate   Rectangle   Factor   1   Present market value of land   N.A.   92.00   Sq.m.   25000.00   N.A.   2   Value of G.F. construction   R.C.C./ Marble   75.90   Sq.m.   10000.00   1.00   Stone / M.S.   3   Value of F.F. construction   R.C.C./ Marble   75.90   Sq.m.   9500.00   1.00   Stone / M.S.   4   Value of Mumty construction   R.C.C./ Marble   Stone / M.S.   Present market value of the property   Present realizable value of the property   Present realizable value of the property   Present market value of the property   Present realizable value of the property   Present market value of the property   Pre			N.	completion	- OI	_				observed	if any	olation
Area Details of the Property (SQ.M.)  Site Area 92.00 Plinth area 75.90 Carpet area 68.31 Saleable area 92.00  Mumty 10.00 Carpet area 9.00  Area Unit Rate (Rs.) Factor flooring / joinery  1 Present market value of land N.A. 92.00 Sq.m. 25000.00 N.A. 2 Value of G.F. construction R.C.C./ Marble stone / M.S. 3 Value of F.F. construction R.C.C./ Marble stone / M.S. 4 Value of Mumty construction R.C.C./ Marble stone / M.S. 4 Value of Mumty construction R.C.C./ Marble stone / M.S. 75.90 Sq.m. 8500.00 1.00 = 1.00 Present market value of the property Present realizable value of the property	_					rible es	/ pormissib	ailable hence only	Map not av	of violations	d extent o	ture and
Site Area   92.00   Plinth area   75.90   Carpet area   68.31   Saleable   area   92.00	valuation.	for valu	sidered fo	d area consi	overe	sible co	y permissio	randole, riefice offig	map not di			
G.F.   75.90   Carpet area   68.31   Saleable area   92.0						_			y (SQ.M.)	he Propert	ails of t	ea Det
F.F.   75.90   Carpet area   68.31     Mumty   10.00   Carpet area   9.00     Valuation   Market rate value of the property :-	92.00 Remarks		92		31	68.3	ea .	Carpet are	75.90	The state of the s	92.00	Area
Valuation         Market rate value of the property:-         St.       Description       Roofing / flooring / joinery       Area       Unit       Rate (Rs.)       Depre. Factor         1 Present market value of land       N.A.       92.00 Sq.m.       25000.00 N.A.         2 Value of G.F. construction       R.C.C./ Marble stone / M.S.       75.90 Sq.m.       10000.00 1.00 =         3 Value of F.F. construction       R.C.C./ Marble stone / M.S.       75.90 Sq.m.       9500.00 1.00 =         4 Value of Murnty construction       R.C.C./ Marble stone / M.S.       10.00 Sq.m.       8500.00 1.00 =         Present market value of the property       =       20.00 Sq.m.       20.00 Sq.m.       20.00 Sq.m.         2 Value of Murnty construction       R.C.C./ Marble stone / M.S.       10.00 Sq.m.       8500.00 1.00 =         3 Value of Murnty construction       R.C.C./ Marble stone / M.S.       10.00 Sq.m.       8500.00 1.00 =	N. A.			area	31	68.3	ea	Carpet are	75.90	F.F.		- 1
Market rate value of the property:    Stock   Description   Roofing / flooring / joinery   Area   Unit   Rate   Roofing / Factor	1		1		0	9.00	ea	Carpet are	10.00	Mumty		
Description Roofing / flooring / joinery  Present market value of land R.C.C./ Marble stone / M.S.  Value of G.F. construction R.C.C./ Marble stone / M.S.  Value of Mumty construction R.C.C./ Marble stone / M.S.  Value of Mumty construction R.C.C./ Marble stone / M.S.  Present market value of the property  Present realizable value of the property  Area Unit Rate (Rs.) Page 1.  Rate (Rs.) Page 2.00 R.C.C./ Marble stone / M.S.  75.90 Sq.m. 9500.00 1.00  R.C.C./ Marble stone / M.S.  Present realizable value of the property							7.5					artists and
Present market value of land   N.A.   92.00   Sq.m.   25000.00   N.A.		-		,					operty:-	e of the pro	ate valu	rket ra
1 Present market value of land         N.A.         92.00 Sq.m.         25000.00 N.A.           2 Value of G.F. construction         R.C.C./ Marble stone / M.S.         75.90 Sq.m.         10000.00 1.00 =           3 Value of F.F. construction         R.C.C./ Marble stone / M.S.         75.90 Sq.m.         9500.00 1.00 =           4 Value of Mumty construction         R.C.C./ Marble stone / M.S.         10.00 Sq.m.         8500.00 1.00 =           Present market value of the property         =         25000.00 1.00 =	Amount (Rs.	Service and the service and th		A STATE OF THE STA	Jnit	u	Area	flooring /		Description	ı	7.5
stone / M.S.  3 Value of F.F. construction  R.C.C./ Marble stone / M.S.  4 Value of Mumty construction  R.C.C./ Marble stone / M.S.  Present market value of the property  Present realizable value of the property	2300000.00	1	N.A.	25000.00	q.m.	.00 Sc	92.00		nd	et value of la	ent marke	Prese
stone / M.S.  4 Value of Mumty construction R.C.C./ Marble stone / M.S.  Present market value of the property = Present realizable value of the present real	759000.00	0=	1.00	10000.00	q.m.	.90 Sc	75.90			construction	of G.F.	Value
Present market value of the property = Present realizable value of the property = State of the propert	721050.00	0=	1.00	9500.00	q.m.	.90 Sq	75.90			construction	of F.F.	Value
Present realizable value of the property	85000.00	=	1.00	8500.00	q.m.	.00 Sq	10.00				COLUMN TO THE PARTY OF THE PART	
(AS'0.30k a.VA)	7	=									STATE VICE VALUE	A CONTRACTOR
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PARIKALP CONSULTANTS V 9550 (6681)  Page 2 of 4  9 000 000 000 000 000 000 000 000 000	ree lakns only)			11523 3691	_ 8					9 SULTANTS	LP CON (6681)	ARIKA 9550 (











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