



# PARIKALP CONSULTANTS

RKT meja / 9897551971

ER. VIPIN GUPTA F.I.V.

B.E. (CIVIL) CHARTERED ENGINEER  
GOVERNMENT APPROVED VALUER  
Panel Valuer of L.I.C., G.I.C., C.C.I.T., C.B.I., P.N.B.,  
S.B.I., P.N.B.H.F.L.O.B.C., I.O.B., Vijaya Bank,  
B.O.B., 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

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

Ref. No. - V 9415 (6678)

Date : 10-08-2017

To,  
The AGM, RASMECCC - CUM - SARC, SBI, Sector - 5, Branch Premises, BHEL, Ranipur, Hardwar.

## VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "HOUSE"

Name of Registered Valuer: ER. VIPIN GUPTA

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

<b>1 Customer Details</b>				
Name :- <u>Smt. Sushila Devi W/O Sh. Ramesh Chand</u> <u>A/C - M/S SINDH IRON STORE</u>			Apl. No.	
Case Type :-				
<b>2 Asset Details</b>				
Address :-		House no. - 100/1, Khasra no. - 84 M., Garhwali Marg, Dehradun Road, Rishikesh, Paragana - Parwadoon, Tehsil - Rishikesh, Distt. - Dehradun.		
Nearby Landmark		Near Modern Public School & Govt. Animal Hospital, Rishikesh.		
<b>3 Document Details :-</b>				
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.- 9247 dated 29-11-1985.  <b>Area of land = 1800.00 Sq.ft. = 167.29 Sq.m.</b>
<b>4 Physical Details</b>				
Adjoining Properties	East : 30'-0" Land of Sh. Bali Ji (Now House of Agarwal Ji)	West : 30'-0" Garhwali Marg (7.50 M. wide)	North : 60'-0" House of Sh. Hemraj Sahani	South : 60'-0" Land of Sh. Hemraj Sahani

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ing of boundaries	Yes	Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential
No. of rooms	2	Bed Rooms	6	Toilets	3	Kitchen	2
Total no. of Floors	G.F. + F.F. + Part of S.F.	Floor on which the property is located	Whole property	Approx. Age of the property (In years)	G.F. 27 F.F. & S.F. 19	Residual life of the property (Approx. in years)	43
				Approx. Year of construction	G.F. 1990 F.F. & S.F. 1998	Type of structure :-	R.C.C. framed structure

#### 5 Tenure/ Occupancy Details : - Self- occupied

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

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

Nature and extent of violations	Map not available
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#### 8 Area Details of the Property (SQ.M.)

Site Area	167.29	Plinth area G.F.	130.11	Carpet area	117.10	Saleable area	167.29	Remarks
		F.F.	111.52	Carpet area	100.37			N. A.
		Part of S.F.	18.59	Carpet area	16.73			

#### 9 Valuation

##### Market rate value of the property :-

Sl. No.	Description	Roofing / flooring / joinery	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)
1	Present market value of land	N.A.	167.29	Sq.m.	45000.00	N.A.	7528050.00
2	Value of G.F. construction	R.C.C./ Mosaic & Marble stone / Wooden & M.S.	130.11	Sq.m.	9000.00	0.65	761152.42
3	Value of F.F. construction	R.C.C./ Mosaic & Marble stone / Wooden & M.S.	111.52	Sq.m.	9500.00	0.76	805204.46
4	Value of S.F. construction	R.C.C./ Mosaic & Marble stone / Wooden & M.S.	18.59	Sq.m.	8500.00	0.76	120074.35
	Present market value of the property						= 9214481.23
	Present realizable value of the property						= 7800000.00
							(Rupees seventy eight lakhs only)

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*I visited the property on 19.7.17 & value is Rs 80.00 lakhs approx*  
Nimmi Agarwal  
Deputy Manager  
PF : 5992085





**Value / value of IP as per Circle rates**

Value of I.P. as per Circle rates							
Description		Area	Unit	Rate (Rs.)	Multip. Factor	Amount (Rs.)	
Value of land (Nearest locality Page no. - 7, Sl. no. -C 6, S.R. - Rishikesh)		167.29	Sq.m.	14000.00	1.05 =	2459163.00	
2	Value of R.C.C. construction	260.22	Sq.m.	15000.00	0.880 =	3434944.24	
	Value of I.P. as per circle rate					5894107.24	
10	Assumptions / Remarks	N. A.				=	5894107.24
11	Declaration	1) The property was inspected by the undersigned on 28-07-2017. 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.					
12	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  10-08-2017.		
13	List of Documents enclosed	Location map					
14	List of Photo enclosed:- 4 photos						

