

FORMAT OF VALUATION REPORT
(to be used for all properties of value upto Rs. 5 Crores)

Name and address of Branch		State Bank of India, SMECCC, Main Branch, Convent Road, Dehradun	
Name of Customer/Borrowal Unit		'M/S INDIAN SURGICO'	
1.	Customer's Details		
	Name	SHRI JITENDRA SINGH KANDARI S/o Shri H.S. Kandari	
	Apl. No.	--	
2.	Property Details	A fully built up shop on G.F.; forming part of a two storeyed commercial building block.	
	Address	M/s Indian Surgico forming part of the property bearing no. 105, E.C. Road, Dehradun.	
	Nearby Landmark/Google map	Adjacent to 'Araghar Police Chowki'	
	Independent access to the property	Attached Available	
3.	Document details	Name of Approving Authority	
	Layout plan	Yes/no	Approval no.
	Building plan	Yes/no	Approval no.
	Construction permission	Yes/no	Approval no.
	Legal documents	Yes/no	
		Approved map not available	
		N.A.	
List of documents :			
a. Photocopy of sale deed dated 02.04.1993 in favour of Shri H.S. Kandari (Previous owner)			
b. Photocopy of sale deed dated 30.10.2007 in favour of Shri Jitendra Singh Kandari (Present owner)			
c. Photocopy of previous valuation report dated 24.01.2008.			

Dated **17.01.2018**

Physical details, as at the site at present :									
Adjoining properties	East	Shop no. 3 of Shri T.S. Negi (Lal Pathology Lab Collection centre)	West	Shop No. 1 of M/s Arora Medicare	North	Araghar Police Chowki	South	A common passage	
Matching of boundaries	Yes	Plot demar-cated	Yes	Approved land use	Commercial cum residential		Type of Property	A shop	
No. of rooms	Living Room	-----N.A.; being in form of a shop-----			Toilets		Kitchen/ STORE		
Total no. of floors	TWO	Floor on which the property is located	G.F.	Approx. age of the property	Around 30 years	Residual age of the property	Around 40 years; if properly maintained and under normal circum-stances.	Type of structure Composite type	
5. Tenure occupancy Details									
Status of Tenure		Owned/rented	No. of years of occupancy		Relationship of tenant or owner				
Self occupied			N.A.		N.A.				
6. Stage of construction									
Stage of construction		Under construction/ completed			If under construction extent of completion				
		COMPLETED			N.A.				
7. Violation if any observed									
Nature and extent of violations				Fully built up shop; approved map not available.					


(Handwritten signature and stamp)

Dated **17.01.2018**

8.	Area details of the property				
	Site area	Plinth area In sqm	Carpet area In sqm	Saleable area In sqm	Remarks
	11.89 sqm. or 128 sq. ft..	11.89 sqm		Around .. 10.70 sqm.	Shop of area.. 11.89 sqm. Nil
9.	Valuation : As below and as per annexure.				
	i. Mention the value as per Government Approved Rates also ii. In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the State Govt. Notification or Income Tax Gazette justification on variation has to be given.				
	Summary of Valuation: Details as per annexure				
	i.	Guideline value		Present Market value	
	a. Land	Shop of area.. 11.89 sqm @ Rs. 88,000/- x 1.15 per sqm ... Rs. 12,03,268/- As per item no. 4-D-4 on page 1 of the circle rate book let along with 15% prescribed addition for road width		Shop of area 128 sq. ft on G.F. @ Rs. 15,000/- per sq. ft. Rs. 19,20,000/-	
	b. Building				
	ii. Fair Market Value				
	iii. Realizable value			Around . Rs. 16,32,000/-	
	iv. Forced/Distress sale value			N.A.	



Dated 17.01.2018

10.	Assumptions/ Remarks	
i.	Qualification in TIR/Mitigation suggested, if any	
ii.	Property of SARFAESI compliant,	T.I.R. not furnished
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
iv.	Whether entire piece of land on which the unit is set up property is situated has to be mortgaged.	Yes.
v.	Details of last two transactions in the locality/area to be provided, if available	Not available
vi.	Any other aspect which has relevance on the value or Marketability of the property	The subject shop is situated in a developed and busy commercial locality close to the Araghar chowk and faces Haridwar Road.
11.	Declaration	
	<p>i. The property was inspected on <u>17.01.2018</u>.</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge</p> <p>iv. Value varies with time and prevailing market conditions. This valuation holds good for present only</p> <p>v. This is a technical report only and, not meant for legal purpose.</p>	
12.	<p>SHRI VINOD KUMAR GUPTA 4/2, Mohini Road, Dehradun Name and address & signature of Valuer with Wealth Tax Registration No. Cat-4/124/1988</p>	
13.	<p>Enclosures:</p> <ol style="list-style-type: none"> 1. Annexure 2. Key plan 3. Google map 4. Photographs of the property. 	<p><i>Signature of the Valuer</i></p> 

ANNEXURE

The under evaluation shop is of average quality construction work; having brief specifications of work as follows :

WALLS: Of plastered brickwork between RCC columns with good quality surface finishing.

FLOORING: Of ceramic tiles.

ROOFING: RCC slabs, ceiling POP finished.

JOINERY: Rolling shutter on front side; with glazed in aluminium frame behind it.

SERVICES: Concealed conduit wiring with average quality fittings.

The shop has been valued for it's present market value by composite unit area rate basis i.e. an overall per sq. ft. rate basis as on page - 3 of the prescribed proforma.

Dated 17.01.2018

KEY PLAN

(Not to scale) ANNEXURE-III (Contd.)

ROUTE MAP OF THE PROPERTY VALUED (Not to scale)

