

UNAI CAN
Kumbharam Road, Chauri

KUMAR GUPTA
(S.), F.I.V., M.I.E.
Registered Valuer for Immovable Properties
Commissioner of Income Tax,
Department of Finance, Dehradun

Address:
20, Engineer's Enclave, Phase - 3,
G.M.S. Road, Dehradun
Phone: 0135-2528017, 91
09412009904, 91
E-Mail Id: guptaromeshkumarg@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No. 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from: - The Branch Manager, Bank of Baroda, Indira Nagar Branch, Dehradun (U.K.)

The Property Situated At: - The property under consideration is a part of Residential house on land bearing Khata Khatauni No. 00054 (Fasli Year 1421-1426), Khasra No. 4Gha and 6Cha situated at Mauza Kaulagarh Maychak Bhoor, Pargana Pachwa Doon (Presently known as Property No. 215-A, South Vanasthali, Ballupur, Dehradun), District Dehradun (U.K.)

Which is owned by: - Smt. Laxmi Jain W/o Sh. Rajeev Jain R/o 215-A, South Vansthal, Ballupur, District Dehradun (U.K.) was inspected on 16th June, 2016 with Smt. Laxmi Jain, owner for the purpose of assessing its present market value. The following documents pertaining to the above property were produced for Scrutiny:-

Photocopy of Gift Deed No. 805 dated 31-03-2016
Copy of drawing approved by MDDA vides no.1473/98-99 dated 24-12-1998 in the name of Sh. Laxmi Prasad Joshi S/o Sh. Vidhya Dutt Joshi.
Copy of NEC by Sh. Nishant Chaturvedi, Advocate dated 14-06-2016
Copy of letter from Rent Adikhshak, Nagar Nigam, Dehradun dated 26-02-2016
Copy of drawing No of approval is not under readable.

Based upon the actual observations and the particulars provided to me, a detailed report has been prepared and is being enclosed herewith on the prescribed form.

After taking into consideration the various important like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the distress sale value is considered as 80% of the market value because of high fluctuation in the price of property. Hence I am of the opinion that the value are as follows;

1. The Fair Market value of the Property is
2. The Realisable value of the Property is
3. The Distress sale value of the Property is
4. Current Circle Value Of the property is

Rs. 22,79,000.00

Rs. 20,51,000.00

Rs. 17,09,000.00

Rs. 13,06,000.00



Romesh Kumar Gupta
Registered Valuer for Immovable Properties
Registration No: 06/2012-13

Date: 16-06-2016
Place: Dehradun

MARK GUPTA
F.L.V., M.I.E.
Valuer for Immovable Properties
Commissioner of Income Tax,
Finance, Dehradun

20, Engineer's Enclave, Phase - 3,
G.M.S. Road, Dehradun
Phone: 0135-2521111
09412009999

E-Mail Id: guptaromeshkumar@gmail.com

of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

To

The Branch Manager,
Bank of Baroda,
RLF Branch,
Dehradun (U.K.)

Form 0-1 (Rule 8D) of Wealth Tax Rules 1957

Report of Revaluation of Immovable Property (other than agricultural lands, plantation, forests, mines and quarries) belonging to - Smt. Laxmi Jain W/o Sh. Rajeev Jain

PART I - QUESTIONNAIRE		
GENERAL		
1.	Purpose for which valuation is made	Assessment of fair market value of property for bank purpose only
2.	Date as on which valuation is made	28-05-2016
3.	Name of the owner/owners	Smt. Laxmi Jain W/o Sh. Rajeev Jain, R/o 215 - A, South Vansthal, Ballapur, District Dehradun (U.K.)
4.	If the property is under joint ownership / Co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5.	Brief description of the property	The property under consideration is a part of Residential house on land bearing Khata Khatauni No. 00054 (Fasli Year 1421-1426), Khasra No. 4Gha and 6Cha situated at Mauza Kaulagarh Maychak Bhoor, Pargana Pachwa Doon. The property is situated within the limits of Nagar Nigam, Dehradun. The property is situated on 15ft. Wide Rasta on part portion & than 20ft. Wide Road on part property.
6.	Location, Street, Ward No	215-A, South Vansthal, Ballapur, District Dehradun (U.K.)
7.	Survey / Plot No. of land	As mentioned in 6
8.	Is the property situated in residential / commercial / mixed area / industrial area	Residential
9.	Classification of locality - high class / middle class / poor class	Middle Class
10.	Proximity to civic amenities, like schools, hospitals, offices, markets, cinema etc.	All amenities are available within 2.0Km. - 3.0 Km at Chakrata Road / and 5.0 Km up to Clock Tower.
11.	Means and proximity to surface communication by the locality is served	The locality is served by Chakrata Road/ at Ballapur Chowk) about 0.400 Km, which is Pucca Road. ISBT is about 6.50 Km. (Dehradun)
LAND		



KUMAR GUPTA

F.I.V., M.I.E.

Registered Valuer for Immovable Properties

Chief Commissioner of Income Tax,

Department of Finance, Dehradun

Address:

20, Engineer's Enclave, Phase - 3,

G.M.S. Road, Dehradun

Phone: 0135-2528701

09412009964

E-Mail Id: guptaromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No. 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

12.	* Area of land supported by documentary proof, shape, dimensions and physical features	Rectangular, Gift Deed No. 805 dated 31-03-2016 = 25ft. X 41ft. / 95.26 Sqm. / 113.93 Sq.yd.	
	Boundaries of Property	As Per Registry	As Per Site
	North	Property of Col. Parnav Shah (S.M. 25ft.)	Property of Col. Parnav Shah (S.M. 25ft.) - N-E
	East	15ft. Wide Rasta thereafter 15ft. Road & partly property of Donor (S.M. 41ft.)	15ft. Wide Rasta thereafter 15ft. Road & partly property of Donor (S.M. 41ft.) S-E
	West	Property of Others (S.M. 41ft.)	Property of others - FRI (S.M. 41ft.) N-W
	South	Property of Donor (S.M. 25ft.)	Property of Donor (S.M. 25ft.) S-W
b)	Location		
	N - 30°20.245'	E - 78°00.610'	
14.	Roads, streets or lanes on which the land is butting	Butted on 20ft. wide Rasta on one side (Vanstali Road)	
15.	Estimated Future Life	60 years if maintain properly	
16.	No of floors of the building	One (G.F. only)	
17.	Built up Area	The drawing approved by MDDA vide no. 1668/99-2000 dated 29-01-2000 (As per NEC) G.F. = 20.00 Sqm. (Part area of building, One Room & part area of Verandah & Kitchen)	
18.	Is it free hold or lease hold? If leasehold, the name of lessor / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease: (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the lessor in the event of sale or transfer	Free Hold	
19.	If there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant	No	
20.	Are there any agreements of easements? If so, attach copies	No	
21.	Does the land fall in an area included in town planning. Scheme or any development plan of Government or any statutory body? If so, give particulars	No	



ROMESH KUMAR GUPTA

F.I.V., M.I.E.

Registered Valuer for Immovable Properties

Commissioner of Income Tax,

Finance, Dehradun

20, Engineer's Enclave, Phase - I,

G.M.S. Road, Dehradun

Phone: 0135-2711111

09412022222

E-Mail Id: guptaromeshkumar@gmail.com

Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2016

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

22.	Has any Contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	No
23.	Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date or the notification.	No
24.	Attach a dimensioned site plan	Attach
IMPROVEMENTS		
25.	Attach plans and elevations of all structures standing on the land a layout plan	Attach
26.	Furnish technical details of the building on a separate sheet (the Annexure to this form may be used)	Attach
27.	(i) Is the building owner-occupied / tenanted / both? (ii) If partly owner-occupied, specify portion and extent of area under owner's occupation	Owner
28.	What is the floor space index permissible and percentage actually utilized?	Not required
RENTS		
29.	(i) Names of tenants/lessees/licensees etc (ii) Portion in their occupation (iii) Monthly or annual rent / compensation / licence fee etc. paid by each (iv) Gross amount received for the whole property	N/A N/A N/A N/A
30.	Are any of the occupants related to, or close business associates of the owner?	N/A
31.	Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ranges, built in wardrobes, etc. or for service charges? If so, give details	N/A
32.	Give details of water and electricity charges if any, to be borne by the owner	N/A
33.	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars	N/A



ROMESH KUMAR GUPTA
 F.I.V., M.I.E.,
 Registered Valuer for Immovable Properties
 Commissioner of Income Tax,
 Department of Finance, Dehradun

Address:
 20, Engineer's Enclave, Phase - 3,
 G.M.S. Road, Dehradun
 Phone: 0135-252844 / 73
 09412009964
 E-Mail Id: guptaromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

34.	If a lift is installed, who is to bear the cost of maintenance and operation --- owner or tenant?	No
35.	If a pump is installed, who has to bear the cost of maintenance and operation --- owner or tenant?	N/A
36.	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, Compound etc. --- owner or tenant?	Owner
37.	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	N/A
38.	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Owner to clarify
39.	Is any dispute between landlord and tenant regarding rent pending in a court of law?	N/A
40.	Has any standard rent been fixed for the premises under any law relating to the Rent control Act?	N/A

SALES

41.	Give instances of sales of immovable property in the locality on a separated sheet, indicating the name and address of the property, registration no., sale price and area of land sold	Not Available
42.	Land rate adopted in this valuation	The Circle Rate Rs. 10,000/- / Rs. 15,000/- as per circle rate list pg. 21 item no.109-J- 50 / 6,10 under City Areas and Main Margs of Tehsil Dehradun.
43.	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Not available

COST OF CONSTRUCTION

44.	Year of commencement of construction and year of completion.	2000-99 / 1999-2000
45.	What was the method of construction - -- by contract / by employing labour directly / both	N/A
46.	For items of work done on contract, produce copies of agreements.	N/A
47.	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof	N/A



ROMESH GUPTA
F.I.V., M.I.E.
Valuer for Immovable Properties
Commissioner of Income Tax,
Finance, Dehradun

Address:
20, Engineer's Enclave, 3,
G.M.S. Road, Dehradun
Phone: 0135-2528
0941200996
E-Mail Id: guptaromeshkumar@gmail.com

Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

48.	Whether the property valued earlier, if so	
(i)	Date of valuation	-
(ii)	Name & address of the valuer	-
(iii)	Whether bank's approved valuer	-
(iv)	Purpose	-
(v)	Basis of valuation (attach copy of the earlier valuation report)	-

Date: 16-06-2016
Place: Dehradun

Registered Valuer: Romesh Kumar Gupta
Valuer for Immovable Properties
Registration No: 06/2012-13



ROMESH KUMAR GUPTA
 F.I.V., M.L.E.
 Registered Valuer for Immovable Properties
 Commissioner of Income Tax,
 Finance, Dehradun

Address:
 20, Engineer's Enclave, Phase - 3,
 G.M.S. Road, Dehradun
 Phone: 0135-2528005
 09412009964 (M)
 E-Mail Id: guptaromeshkumar@gmail.com

Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

Part II - Valuation

Here the registered valuer should discuss in details his approach to valuation of the property and indicate how the value has been arrived at supported by necessary calculation.

A	Value of property as per Gift Deed No. 805 dated 31-03-2016 - Land Only + Building	Rs.	13,03,000.00
B	Value of property as per Current Circle rate		
	Value of Land 95.26 Sqm. X Rs.10,000/- per Sqm.	Rs.	9,52,600.00
	Add 10% for property being on 5m-12m wide Road	Rs.	95,260.00
	Add for Covered Area 20.00 Sqm. X Rs. 15,000/- per Sqm. X 0.86	Rs.	2,58,000.00
	Total (Land + Building)	Rs.	13,05,860.00
	Say	Rs.	13,06,000.00
C	Value of property as per Current Market Value		
	Value of Land 113.93 Sq.yd. X Rs.20, 000/- per Sq.yd.	Rs.	22,78,600.00
	Say	Rs.	22,79,000.00
D	Realizable Value		
	90% of Market value i.e. Rs. 22,79,000/-	Rs.	20,51,100.00
	Say	Rs.	20,51,000.00
E	Distressed Value		
	75% of Market value i.e. Rs.22,79,000/-	Rs.	17,09,250.00
	Say	Rs.	17,09,000.00

The purpose of this valuation report is for bank purpose only.

This valuation report contains Eight Pages, Route Plan and Two photograph of the property.

Date: 16-06-2016

Place: Dehradun


 Romesh Kumar Gupta
 Registered Valuer for Immovable Properties
 Registration No: 06/2012-13

KUMAR GUPTA
(F.I.V., M.I.E.)
Registered Valuer for Immovable Properties
Commissioner of Income Tax,
Finance, Dehradun

Address:
20, Engineer's Enclave, Phase - 3,
G.M.S. Road, Dehradun
Phone: 0135-2528005 (R)
09412009964 (M)
E-Mail Id: guptaromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

CERTIFICATES

1. The valuation is assigned by the bank
2. This valuation report is valid only for this specific purpose and not meant for any other purpose/any court or law.
3. I, Romesh Kumar Gupta inspected the RIGHT property on dated 16-06-2016 with Smt. Laxmi Jain, owner.
4. The legal aspects on the ownership of the property are not considered in this report.
5. The rates for valuation of the property are in accordance with the circle rate and prevailing market rates.

Date: 16-06-2016
Place: Dehradun

Registered Valuer for Immovable Properties
Romesh Kumar Gupta
Registration No: 06/2012-13



PART - III DECLARATION

I hereby declare that:

- (a) the information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;
- (c) I have not been convicted of an offence and sentenced to a term of imprisonment; and
- (d) I have not been found guilty of misconduct in my professional capacity

Date: 16-06-2016
Place: Dehradun

Registered Valuer for Immovable Properties
Romesh Kumar Gupta
Registration No: 06/2012-13



ROMESH KUMAR GUPTA

F.I.V., M.I.E.

Registered Valuer for Immovable Properties

Commissioner of Income Tax,

Dehradun

Address:

20, Engineer's Enclave, Phase - 3,

G.M.S. Road, Dehradun

Phone: 0135-2528005 (R)

09412009964 (M)

E-Mail Id: guptaromeshkumar@gmail.com

Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

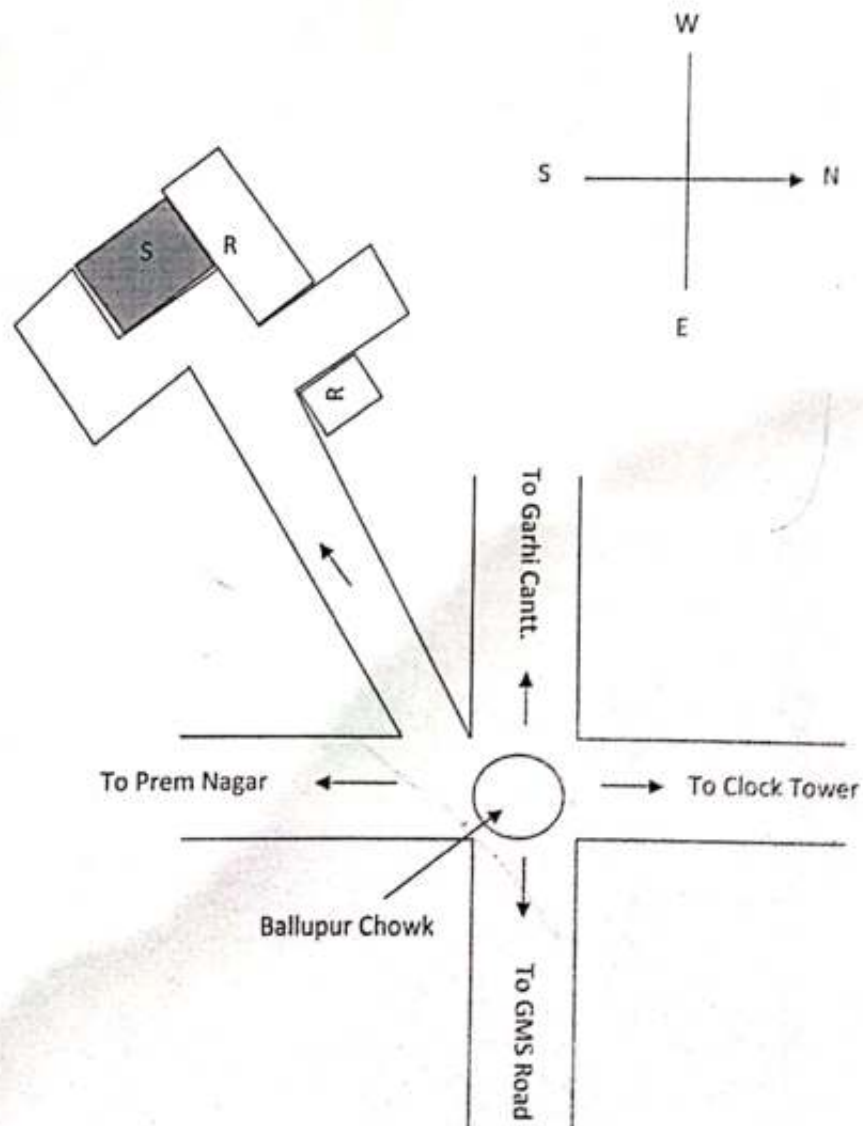
Ref. No. : BOB-76/2016-17

Date: - 16-06-2016

KEY PLAN

(Not to Scale)

Property of Smt. Laxmi Jain w/o Sh. Rajeev Jain



Romesh Kumar Gupta

ROMESH KUMAR GUPTA
F.I.V., M.I.E.
Registered Valuer for Immovable Properties
Commissioner of Income Tax,
Finance, Dehradun

Address:
20, Engineer's Enclave Phase - 3,
G.M.S. Road, Dehradun
Phone: 0135-271111 (R)
09412-XXXXXX

E-Mail: guptaromeshkumar@

Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012

Photograph of Property Belonging to Smt. Laxmi Jain W/o Sh. Rajeev Jain



Part portion of the property belonging to