

TIR - 19-03-18

Rohit Gupta

REPORT FORMAT: V-L1 (Basic) | Version: 5.0 2017

FILE NO. RKA/17-18/DDN-241

TIR with documents

DATED: 28/03/2018

VALUATION REPORT

OF

RESIDENTIAL HOUSE

SITUATED AT

KHASRA NO-74/13, SHAIL VIHAR, RISHIKESH, DISTRICT DEHRADUN,
UTTARAKHAND

OWNER/S

MR. ANIMESH DABRAL S/O MR. LAXMI VILAS DABRAL

A/C: M/S UTTRA ENTERPRISES

REPORT PREPARED FOR

STATE BANK OF INDIA, MAIN BRANCH, RISHIKESH, UTTARAKHAND

***Important - In case of any query/ Issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our service.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

VALUATION REPORT

ANIMESH DABRAL S/O MR. LAXMI VILAS DABRAL

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GENERAL DETAILS																			
Report prepared for	Bank																		
Name & Address of Organization	State Bank of India, Main Branch, Rishikesh, Uttarakhnad																		
Name of Owner	Mr. Animesh Dabral S/o Mr. Laxmi Vilas Dabral																		
Credit Analyst	Mr. Vipin Kumar Ph.No:9639084978																		
Type of Loan	Cash Credit Limit																		
Report Format	V-L1 (Basic) Version: 5.0_2017																		
Date of Valuation	28 March 2018																		
Date of Survey	27 March 2018																		
Type of the Property	Independent Residential House																		
Type of Valuation	Residential Land and Building																		
Report Type	Plain Asset Valuation																		
Surveyed in presence of	Owner																		
Purpose of Valuation	Mr. Animesh Dabral, Ph.No: 9412051784																		
Scope of the Report	Periodic Re-valuation																		
Out-of-Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative a. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. b. Legal aspects of the property. c. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d. Getting cizra map or coordination with revenue officers for site identification. e. Measurement of the property as a whole. f. Measurement is only limited upto sample measurement. g. Drawing Map & design of the property.																		
Documents provided for perusal	<table border="1"> <thead> <tr> <th>Documents Requested</th> <th>Documents Provided</th> <th>Documents Reference No.</th> </tr> </thead> <tbody> <tr> <td>Total 02 documents requested.</td> <td>Total 01 documents provided.</td> <td>----</td> </tr> <tr> <td>Property Title document</td> <td>Copy of TIR</td> <td>----</td> </tr> <tr> <td>Approved Map</td> <td>NA</td> <td>----</td> </tr> <tr> <td>None</td> <td>NA</td> <td>----</td> </tr> <tr> <td>None</td> <td>None</td> <td>----</td> </tr> </tbody> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 02 documents requested.	Total 01 documents provided.	----	Property Title document	Copy of TIR	----	Approved Map	NA	----	None	NA	----	None	None	----
Documents Requested	Documents Provided	Documents Reference No.																	
Total 02 documents requested.	Total 01 documents provided.	----																	
Property Title document	Copy of TIR	----																	
Approved Map	NA	----																	
None	NA	----																	
None	None	----																	
Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from name plate displayed on the property <input checked="" type="checkbox"/> Identified by the Owner <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done																		
Enclosures	I. Valuation Report as per SBI Format Annexure-1 II. R.K Associates Important Notes III. Valuer's Remark - Page No.8 IV. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.7 V. Google Map - Page No.10 VI. Photographs - Pages x VII. Copy of Circle Rate - Pages x VIII. Survey Summary Sheet - Pages 02 IX. Copy of relevant papers from the property documents referred in the Valuation - Pages x																		

VALUATION REPORT AS PER SBI FORMAT – ANNEXURE 1

Name & Address of Branch:	State Bank of India, Main Branch, Rishikesh, Uttarakhnad
Name of Customer (s)/ Borrower Unit	Mr. Animesh Dabral S/o Mr. Laxmi Vilas Dabral

Customer Details					
i.	Name of the Owner	Mr. Animesh Dabral S/o Mr. Laxmi Vilas Dabral			
ii.	Application No.	NA			
Property Details					
i.	Address	Khasra No-74/13, Shail Vihar, Rishikesh, District Dehradun, Uttarakhand			
ii.	Nearby Landmark	Near Court			
iii.	Google Map	Enclosed with the Report			
		Coordinates or URL: 30°06'53.1"N 78°16'55.5"E			
iv.	Independent access to the property	Clear independent access is available			
v.	Type of ownership	Single ownership			
vi.	Constitution of the Property	Free Hold			
vii.	Is the property merged or colluded with any other property	No, its an independent singly bounded property			
		NA			
3. Document Details		Status	Name of Approving Auth.	Approval No.	
i.	Layout Plan	Not available	NA	----	
ii.	Building plan	Not available	NA	----	
iii.	Construction Permission	Not available	NA	----	
iv.	Legal Documents	Available	Copy of TIR	NA	None
4. Physical Details of the Property					
		North	South	East	West
i.	Adjoining Properties	12 ft. Wide Road	Property of Mrs. Vimla Devi	House of Mrs. Pushpa Devi	Property of Mrs. Deveshwari
ii.	Are Boundaries matched	Yes			
iii.	Plot demarcation	Yes			
iv.	Approved land Use	Residential			
v.	Type of Property	Independent Residential House			
vi.	No. of bed rooms	Living/ Dining area	Toilets	Kitchen	Other rooms
	GF=02	01	02	01	01(Lobby)
vii.	Total no. of floors of the property	1 (Ground Floor)			
viii.	Floor on which the property is located	GF			
ix.	Approx. age of the property	Approx. 17 Years			
x.	Residual age of the property	50-55 Years			
xi.	Type of structure	RCC slab & framed pillar beam column structure			
xii.	Condition of the Structure	Good			
5. Tenure/ Occupancy/ Possession Details					
i.	Property presently possessed/ occupied by	Legal Owner			
ii.	Status of Tenure	NA			
iii.	No. of years of occupancy	NA			
iv.	Relationship of tenant or owner	NA			
6.	Stage of Construction	Constructed property in use			
7.	If under construction then extent of completion	NA			
Violation in the property					
a.	Violation if any observed	b. Nature and extent of violation		c. Any other negativity or defect in the property	

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Cannot comment since no approved map submitted to us	Cannot comment since no approved map submitted to us	No
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AREA DETAILS OF THE PROPERTY

AREA DETAILS OF THE PROPERTY			
Land area (as per documents/ site survey, whichever is less)			
Area as per documents	Considered		
209.10 sq. mtr (250 sq. yrd)	Area as per site survey	Area considered for Valuation	
Area adopted on the basis of	NA	209.10 sq. mtr (250 sq. yrd)	
Remarks & Observations	As per TIR		
	NA		
ii.	Constructed Super Area (As per IS 3861-1966)		
Area as per documents	Area as per site survey		
NA	GF=1494 sq. ft. (138.79 sq.mtr)	Area considered for Valuation	
Area adopted on the basis of	As Per Site Survey	GF=1494 sq. ft. (138.79 sq.mtr)	
Remarks & Observations	NA		

9. VALUATION ASSESSMENT

ASSESSMENT FACTORS				
i.	Valuation Type	Land & Building Value		
ii.	Scope of the Valuation	Residential Land & Building Value		
iii.	Property Use factor	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.		
iv.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Residential		
v.	Land Physical factors	Positive as per documents produced to us.		
vi.	Property location category factor	Shape	Size	Level
		Rectangle	Not Applicable	On road level
		City Categorization	Locality Categorization	Property location classification
		Scale-C City	Ordinary	Ordinary location within the locality
		Urban developed	Property within developed Residential Locality	On wide approach road
vii.	New Development in surrounding area	Property Facing	North Facing	NA
		NA	Fully developed area	
viii.	Property overall usability Factor	Normal		
ix.	Comment on Property Salability Outlook	Easily sellable		
x.	Comment on Demand & Supply in the Market	Good demand of such properties in the market		
xi.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xii.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector Rate of Dehradun 2017-18		
		Market Value: Comparable Market Sales approach		
		For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been taken judiciously seeing the market scenario.		
xiii.	References on prevailing market Rate/ Price trend of the property and Details of	1. Name- Global Properties Contact No: 9719115679 Rate Range: Rs.40,000 /- to	As per conversation with local property dealer and we came to know that the rates of land in this area range in between Rs.40,000/- to	

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the sources from where the information is gathered (from property search sites & local information)		Rs.45,000/- Per sq. yrd	Rs.45,000/- Per sq. yrd
	2.	NA	NA

VALUATION CALCULATION			
GUIDELINE/ CIRCLE VALUE			
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less) 209.10 sq. mtr (250 sq. yrd)	Prevailing Rates Range Rs. 11,000/- Per sq. mtr
			Rates adopted (considering all characteristics & assessment factors of the property) Rs. 11,000/- Per sq. mtr
	Total Land Value (a)	209.10 X Rs. 11,000/- Per sq. mtr Rs.23,00,100/-	
ii.	Construction Depreciated Replacement Value	Structure Type RCC framed structure	Construction category Good
		Rate range Rs.12,000/- Per sq.mtr	Age Factor Construction older than 15 years and above
		Rate adopted Rs.12,000/- Per sq. mtr	Covered Area GF=1494 sq. ft. (138.79 sq.mtr)
	Total Construction Depreciated Replacement Value (b)	138.79 X Rs.12,000/- per sq. mtr Rs.16,65,480/-	
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.39,65,580/-	

PROSPECTIVE FAIR MARKET VALUE			
i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less) 209.10 sq. mtr (250 sq. yrd)	Prevailing Rates Range Rs. 40,000/- to Rs. 45,000/- Per sq.yrd
			Rates adopted ^{*7, 8, 10} (considering all characteristics of the property) Rs.42,000/- Per sq.yrd
	Total Land Value (a)	250 X Rs.42,000/- Per sq.yrd Rs.1,05,00,000/-	
ii.	Construction Depreciated Replacement Value	Structure Type RCC framed structure	Construction category Good
		Rate range Rs.1,000/- to Rs.1,500 /- Per sq.ft	Age Factor Construction older than 15 years and above
		Rate adopted ^{*7, 8 & 10} Rs.1,100 /- Per sq.ft	Covered Area GF=1494 sq. ft. (138.79 sq.mtr)
	Total Construction Depreciated Replacement Value (b)	1494 X Rs.1,100/- Per sq.ft Rs.16,43,400/-	
iii.	Add extra for Architectural aesthetic developments, improvements (c) (add lump sum cost)	NA	

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iv.	Add extra for fittings & fixtures (d) (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	NA
v.	Add extra for services (e) (water, electricity, sewerage, main gate, boundary, lift, etc.)	NA
vi.	TOTAL PROSPECTIVE FAIR MARKET VALUE¹⁵: (a+b+c+d+e)	Rs.1,21,43,400/-
vii.	EXPECTED REALIZABLE VALUE¹⁶: Rounded Off	Rs.1,22,00,000/-
viii.	EXPECTED FORCED/ DISTRESS SALE VALUE¹⁷ (@ ~15% less)	Rs.1,03,70,000/-
ix.	EXPECTED FORCED/ DISTRESS SALE VALUE¹⁷ (@ ~25% less)	Rs.91,50,000/-
x.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
xi.	Concluding comments if any	As per the scope of the Report, Value assessment is subject to Assumption/ Remarks, R.K Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report which will remain integral part & parcel of the report. This report will automatically become invalid without any of these documents.

10. ASSUMPTIONS/ REMARKS	
i.	Qualification in TIR/Mitigation Suggested, if any: NA
ii.	Is property SARFAESI compliant: Yes
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 been mortgaged or to be mortgaged: Mortgaged
v.	Details of last two transactions in the locality/area to be provided, if available: <i>Information couldn't be found.</i>
vi.	Any other aspect which has relevance on the value or marketability of the property: Property located in developing area
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
f.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
g.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old areas of towns, small