



# M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APRD. VALUERS,  
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

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**Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand**

Date: March 19, 2019

Ref. No.: MSN/Val-2183/18-19

To,

The Branch Manager, State Bank of India, SARB Branch

**Subject:- Valuation report of Property (Land & Building) of Smt. Rekha Garg**

This is to certify that immovable property (Land & Building) belongs in the Name of Smt. Rekha Garg - W/o Sh. Dinesh Kumar Garg, R/o- Nehru Market, Dakpathar, Pargana Pachwa Doon, Tehsil- Vikas Nagar, Distt.-Dehradun, Uttarakhand

The aforesaid property is situated at Mauza-Ward No. 01, Enfield Grant, Majra Laxmanpur, Pargana Pachwa Doon, Tehsil-Vikas Nagar, Distt.-Dehradun, Uttarakhand.

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land & Building is situated in Khasra No. 796/1 (New No. 2922)
- The total land area is 208.17 Sqm. (Approx).

The land status is Commercial Use with fully ownership title as per land documents

The Property is registered in the name of Smt. Rekha Garg W/o Sh. Dinesh Kumar Garg in Bahi No. 1, Zild No. 1, Page No 284, A.D.Fa.Book No. 2, Zild No. 114, Page No. 823-842, Serial No. 2199 on Dated 16/10/2000 as per registered sale deed.

**Fair Market Value of property (Land & Building)**

**₹ 3059310.00**

*Rupees Thirty Lacs Fifty Nine Thousand Three Hundred Ten Only*

**Realizable value of property (Land & Building)**

**₹ 2753379.00**

*Rupees Twenty Seven Lacs Fifty Three Thousand Three Hundred Seventy Nine Only*

**Force Sale value of property (Land & Building) only.**

**₹ 2447448.00**

*Rupees Twenty Four Lacs Forty Seven Thousand Four Hundred Forty Eight Only*

**Realizable value of property as per Govt. approved Circle Rate  
(Land & Building)**

**₹ 748623.00**

*Rupees Seven Lacs Forty Eight Thousand Six Hundred Twenty Three Only*

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

**Declaration:-**

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on March 18, 2019
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: March 19, 2019

Place: Dehradun



*Ar. M.S. Negi*  
Signature and seal of  
Registered Valuer

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

**Name & Address of Branch** : **State Bank of India, SARB Branch**

**Name of Customer (s)/Borrowal Unit** : **Smt. Rekha Garg**  
*(for which valuation report is sought)*

**1 Customer Details**

**Name** : Smt. Rekha Garg -W/o Sh. Dinesh Kumar Garg, R/o- Nehru Market, Dakpathar, Pargana Pachwa Doon, Tehsil-Vikas Nagar, Distt.- Distt.Uttarakhand

**Apl No.** :

**2 Property Details**

**Address** : Ward No. 01, Enfield Grant, Majra Laxmanpur, Pargana Pachwa Doon, Tehsil-Vikas Nagar, Distt.-Dehradun, Uttarakhand.

*Near By Land mark* : Kajaria Tiles Shop/OBC Bank

*Google Map* : Enclosed "Annexure-C"

*Independent access to the Property* : by 15 ft Wide Colony Road from South side.

**3 Document Details**

<i>Document</i>	<i>Yes/No</i>	<i>Name of Approving Authority &amp; Approval No.</i>
<i>Layout Plan</i> :	<i>N/A</i>	Map not provided by Owner
<i>Building Plan</i> :	<i>N/A</i>	-
<i>Construction Permission</i> :	<i>N/A</i>	-
<i>Legal Documents</i> :	<i>Yes</i>	-

*List of Documents* : Registered Sale deed

**4 Physical Details****Boundaries**

*East side*

*West side*

*North side*

*South side*

**As per Sale deed:-**

*Property of Sh. Surendra*

: *Kumar(Bharat Eat Udyog)*

: *Land of Seller*

: *Land of Sh. Shyam Lal*

: *15 ft Wide Road*

**As per actual Site:-**

*East side*

: *House of Others*

*West side*

: *Property of Others*

*North side*

: *Property of Shyam Lal*



**South side** : 15 ft Wide Colony Road  
*Matching Boundaries* : Yes  
*Plot Demarked* : Yes  
*Approved Land Use* : Commercial Use  
*Type of Property* : Plotted

	Shop	Rooms	Toilets	Kitchen
No of Rooms	2	-	-	-

*Total No of Floors* : Two Floor Only  
*Floor on which the property is located* : Ground & First Floor  
*Approx age of the Property* : 13 years  
*Residual age of the property* : 62 years  
*Type of structure* : RCC Structure

#### 5 Tenure/Occupancy Details

*Status of Tenure (Owned/Rented)* : Owned  
*No of years of Occupancy* : N/A  
*Relationship of tenant or owner* : N/A

#### 6 Stage of Construction

*Stage of Construction* : Completed  
*Under Construction/Completed* : Completed  
*If under construction, extent of completion* : N/A

#### 7 Violations if any observed

*Nature and extent of violation* : No  
: N/A

#### 8 Area Details of the Property

*Site Area* : 208.17 Sq.m.  
*Plinth Area* : 25.35 Sq.m.  
*Carpet Area* : 21.55 Sq.m.  
*Saleable Area* : 0.00 Sq.m.  
*Remarks* :

The property is situated at Mauza-Ward No. 01, Enfield Grant, Majra Laxmanpur, Pargana Pachwa Doon. The aforesaid property is located at 60 Mtr (approx) distance from Chakrata - Vikas Nagar Road. The said property is One side open which is connected by 15 ft Wide Colony Road from South side. The area is taken from sale deed due to Owner not give permission to measure site. The shape of the property is regular and dimensions are:- 70'-0" from East & West side and 32'-0" from North & South side.

#### 9 Valuation

i. *Mention the value as per Government* ₹ 1400.00 per Sqm.  
*Approved Rates also*

- ii. In Case of variation of 20% or more in the valuation proposed by the Guideline value provided in the State Govt. notification of Income Tax Gazette Justification on variation has to be given.

#### Summary of Valuation

i. Guideline value			
a. Land : $=(208.17.00\text{Sq.m.} \times \text{Rs.}1400/-)$	:	₹	291438.00
b. Building :	:	₹	457185.00
ii. Fair Market Value	:	₹	3059310.00
iii. Realizable Value	:	₹	2753379.00
iv. Forced/Distress Sale value	:	₹	2447448.00

#### 10 Assumptions/ Remarks

- i. Qualifications in TIR/ Mitigation suggested, if any : -
- ii. Property is SARFAESI compliant:: Y/N : Yes
- Whether property belongs to social
- iii. infrastructure like hospital, school, old age home etc. : No
- iv. Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged. : As per owner not mortgaged
- 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. : As per under

As per the Govt. approved circle rates, Rs. 1400.00/- per Sq.m. for commercial property in this locality, the aforesaid property is located at 60 Mtr (approx) distance from Chakrata - Vikas Nagar Road. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for Residential/Commercial type of activities. The above factors appreciate the rates of the property.

#### 11 Declaration

- i. The property was inspected by the undersigned on ..... March 18, 2019
- ii. The undersigned does not have any direct/indirect interest in the above property.
- iii. The information furnished herein is true and correct to the best of our knowledge.
- iv. I have submitted valuation report directly to the Bank.

12 Enclosures Documents & Photographs (Geo-stamping with date etc.) : Annexures Enclosed

13 Name address & signature of valuer with Wealth Tax Registration No.

Date- March 19, 2019  
Place- Ramnagar



Ar. M.S NEGI  
Signature and seal of  
Registered Valuer



## CALCULATION FOR VALUATION OF IMMOVABLE PROPERTY

### INTRODUCTION:

As per the requirements of owner/branch manager, the valuation of said property made. The information filled in valuation report are on the basis of property document submitted and information provided by the owner, I worked out the value as per the prevailing/ Govt. Apprd. circle rates & Market rates of the locality.

### TECHNICAL DETAILS:

#### A) Land:

Total Land area = 208.17 Sqm. (as per land documents)

As per Distt. Collector circle rate Dehradun dated 14 January 2018 of the aforesaid property is located at 60 Mtr (approx) distance from Chakrata - Vikas Nagar Road, and having govt. circle rate @Rs.1400.00/- per sq.m. for Commercial use of the given locality/area.

Hence land value = ( 208.17 x 1400/- )

₹ 291438.00

#### Fair Market Value of land, mainly depends upon:-

- # its shape, Size and Surroundings.      # Its approach conditions.
- # Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 1400.00/- per Sq.m. for commercial property in this locality, the aforesaid property is located at 60 Mtr (approx) distance from Chakrata - Vikas Nagar Road. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for Residential/Commercial type of activities. The above factors appreciate the rates of the property.

#### Therefore land has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 12500/- to 13000/- Sqm.

Therefore considering the realizable market Rate @ Rs. 12500/-Sqm. for valuation purpose.

Fair Market value of property (Land)      =( 208.17 X 12500 )

₹ 2602125.00

Fair Market Value of Property (Building Only)      ₹ 457185.00

Fair Market value of property(Land & Building )      ₹ =(2602125/- + 457185/-)

₹ 3059310.00

*Rupees Thirty Lacs Fifty Nine Thousand Three Hundred Ten Only*

Realizable Value of property (Land & Building )      ₹ 2753379.00

*Rupees Twenty Seven Lacs Fifty Three Thousand Three Hundred Seventy Nine Only*

Force Sale Value of Property(Land & Building )      ₹ 2447448.00

*Rupees Twenty Four Lacs Forty Seven Thousand Four Hundred Forty Eight Only*

#### Note:

- 1 The entire property is under the possessions of Owners.
- 2 The above report is issued on the basis of the information made by the owner.

Date- March 19, 2019  
Place- Dehradun



*[Signature]*  
Ar. M.S. NEGI  
Signature and seal of  
Registered Valuer

**VALUATION OF BUILDING****TECHNICAL DETAILS OF BUILDING**

1- No. of floors and height of each floor : Ground Floor with 3.65 m height from plinth level

2- Plinth area floor-wise (as per IS: 3861-1966)

**COMMERCIAL BUILDING**

a) Shoop-1(Ground Floor)(11'-0" X 24'-8") : 25.35 Sqm.

b) Shop-2(Ground Floor)(11'-8" X 24'-8") : 27.20 Sqm.

3- Year of construction : 2006

4- Estimated future life : 62 years

5- Type of construction --- load bearing walls /RCC frame/ Steel frame : Load bearing walls structure with 9" th. Brick walls.

6- Type of foundation : Spreaded wall footing foundation

7- Walls : 4.5" & 9" Thick

8- Partitions : 4.5" Thick Wall

9- Doors & Windows (Floor-wise) : MS Gate, Sal & Sheesham Wooden Doors & Windows

10- Flooring (Floor-wise) : RCC

11- Finishing (Floor-wise) : Wall Plasterd with duly painted

12- Roofing and Terracing : RCC

13- Special architectural or decorative features, if any : Good

14- i) Internal wiring-- Surface or conduit : Conduit

ii) Class of fittings: Superior/Ordinary/Poor : Ordinary

15- Sanitary installations : As per site :-

16- Compound Wall : Yes

17- No. of lifts and capacity : No

18- Underground Pump ---- : No

Capacity and type of construction



- 19- Overhead tank : Yes  
     i) Where located : Terrace  
     ii) Capacity : 1000 Ltr  
     iii) Type of construction : Syntax
- 20- Pumps— No. and their horse power : Yes
- 21- Roads and paving within the compound, approximate area and type of paving : Yes
- 22- Sewage. If septic tanks provided, No. and capacity : Yes, 3 Cu.m.

### CALCULATION OF BUILT-UP STRUCTURE

#### COMMERCIAL BUILDING

##### 1 GROUND FLOOR LEVEL:-

###### a) Shop :- 1

Construction year	2006
Years	13
Total built-up area at Ground Floor lev.	25.35 Sq.m.
Cost of construction at ground floor lev.	10000.00 per Sq.m.
Therefore cost = (25.35 X 10000)	₹ 253500.00
Depreciation rate will be 0.87	
Net Realisable value will be (0.87 X 253500)	₹ 220545.00

###### b) Shop:- 2

Construction year	2006
Years	13
Total built-up area at First Floor lev.	27.20 Sq.m.
Cost of construction at first floor lev.	10000.00 per Sq.m.
Therefore cost = (27.2 X 10000)	₹ 272000.00
Depreciation rate will be 0.87	
Net Realisable value will be (0.87 X 272000)	₹ 236640.00

**Fair Market Value of Property (Building Only) ₹ 457185.00**

**Amount in words :- Rupees Four Lacs Fifty Seven Thousand One Hundred Eighty Five Only**



*(Signature)*  
**Ar. M. S. NEGI**  
 Signature and seal of  
 Registered Valuer

**Date-** March 19, 2019  
**Place-** Dehradun

## CIRCLE RATE

मझीन	45	1400	15400	52000	47700	12000	10000
खाराखेत	45	1400	15400	52000	47700	12000	10000
दुधई	45	1400	15400	52000	47700	12000	10000
अम्बाडी टी क0 जंगल	45	1400	15400	52000	47700	12000	10000
राम सहायवाला	45	1400	15400	52000	47700	12000	10000
अम्बाडी जंगल	45	1400	15400	52000	47700	12000	10000
डान्डा जंगल	45	1400	15400	52000	47700	12000	10000
एनफील्ड टी0क0 जंगल	45	1400	15400	52000	47700	12000	10000
चक सलियावाला	45	1400	15400	52000	47700	12000	10000
डोकवाला	45	1400	15400	52000	47700	12000	10000
विनसपुर	45	1400	15400	52000	47700	12000	10000
सोरना	45	1400	15400	52000	47700	12000	10000
बिरावडी	45	1400	15400	52000	47700	12000	10000
अब्दुल्लापुर	45	1400	15400	52000	47700	12000	10000
इन्दीपुर	45	1400	15400	52000	47700	12000	10000
घरतावाला खास	45	1400	15400	52000	47700	12000	10000
नाड	45	1400	15400	52000	47700	12000	10000
बहादुर गड	45	1400	15400	52000	47700	12000	10000
पीरवाला	45	1400	15400	52000	47700	12000	10000
बडवा	45	1400	15400	52000	47700	12000	10000
पृथ्वीपुर जंगल	45	1400	15400	52000	47700	12000	10000
धुम्मीपुर गंगमेडा	45	1400	15400	52000	47700	12000	10000
तौली	45	1300	15300	51000	47700	12000	10000
डलानी	45	1300	15300	51000	47700	12000	10000
खैडा पछवा	45	1300	15300	51000	47700	12000	10000
कोटी	45	1300	15300	51000	47700	12000	10000
बकारना	45	1300	15300	51000	47700	12000	10000

  
**(वीर सिंह बुदियाल)**  
 अपर जिलाधिकारी (वित्त एवं राजस्व)

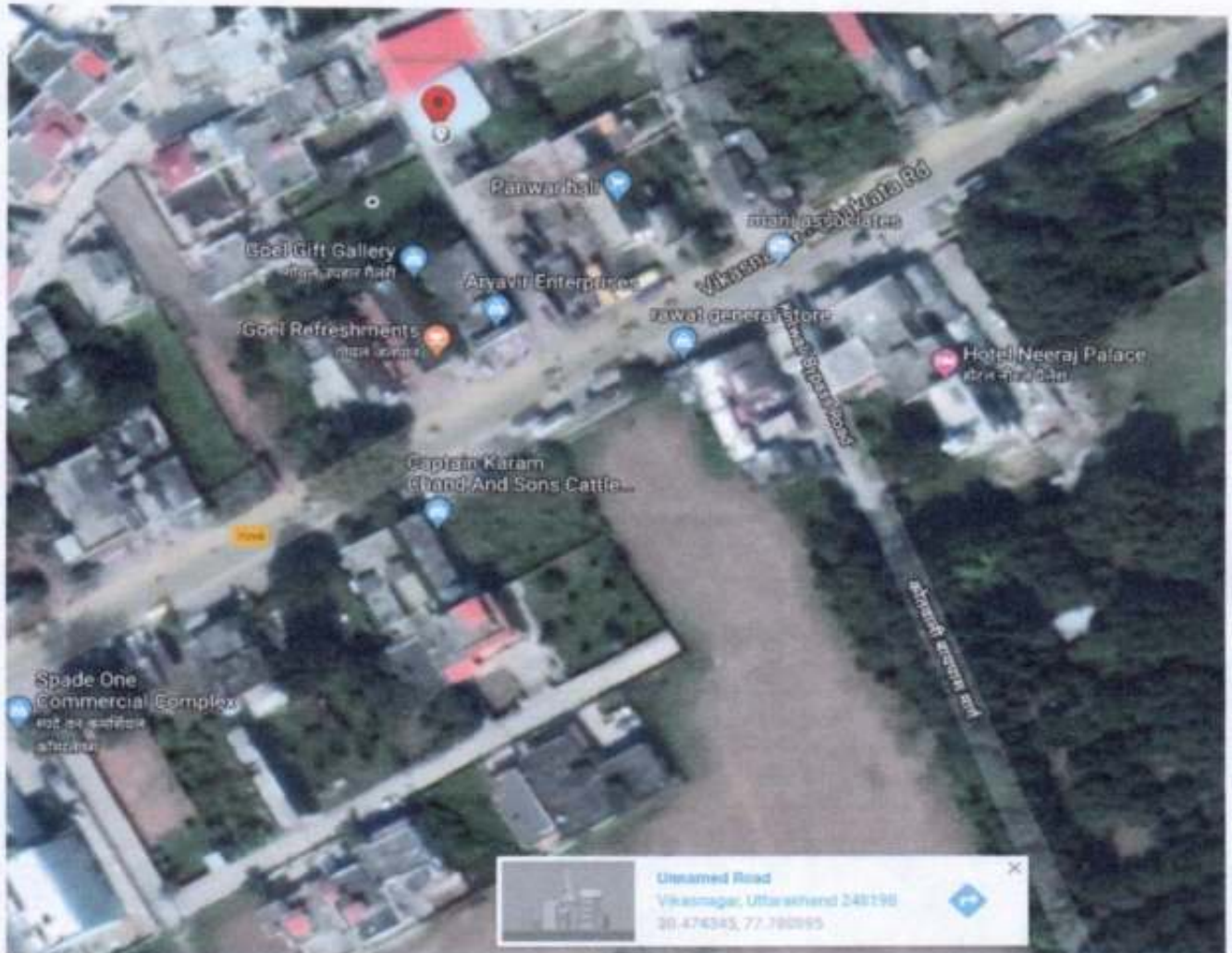


**LOCATION PLAN**

Date- March 19, 2019  
Place- Dehradun



*Ar. M. S. Negi*  
**Ar. M.S.NEGI**  
Signature and seal of  
Registered Valuer

GOOGLE MAP

Date- March 19, 2019  
Place- Dehradun



*[Signature]*  
Ar. M.S. NEGI  
Signature and seal of  
Registered Valuer

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



**SITE PHOTOGRAPHS**



**Front View of Property**

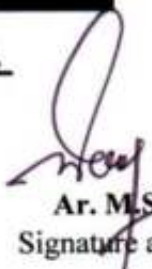


**View of Property showing Approaching Road.**

Date- March 19, 2019

Place- Dehradun



  
Ar. M. S. NEGI  
Signature and seal of  
Registered Valuer



**SITE PHOTOGRAPHS**



**View of Approaching Gallery**



**View of Land**



  
Ar. MS NEGI  
Signature and seal of  
Registered Valuer

Date- March 19, 2019

Place- Dehradun