



PARIKALP CONSULTANTS

* ARCHITECTURAL PLANNERS * GOVT. APPROVED VALUERS
* STRUCTURAL DESIGNERS * VASTU PLANNERS * SURVEYORS

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En. VIPIN GUPTA FIV.
B.E. (CIVIL) CHARTERED ENGINEER
GOVERNMENT APPROVED VALUER
Panel Valuer of LIC, GIC, CCIT, CBI, PNB,
SBI, PNB, HFL, OBC, IOB, Vijaya Bank,
BOB, 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

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 9746

Date : 04-12-2017

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

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "SHOPS AT F.F. & GODOWN AT S.F."

Name of Registered Valuer: **ER. VIPIN GUPTA**

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

1 Customer Details				
Name :-	Sh. Ashok Kumar Bhatia S/O Late Sh. Jaman Lal Bhatia & Smt. Indra Rani W/O Sh. Ashok Kumar Bhatia A/c- M/s Bhatia Handloom			Apl. No.
CaseType :-				
2 Asset Details				
Address :-	Shops nos.- 6 & 7 at First Floor, Second Floor, Municipal no. - 10/17, Part of Khasra no. - 96, Ghat road, Rishikesh, Tehsil - Rishikesh, Distt. -Dehradun. Popular address:- Bhatia Handloom, Triveni Complex, Ghat road, Rishikesh.			
Nearby Landmark	Triveni Ghat, Rishikesh			
3 Document Details :-				
Layout Plan	Yes / No	No	Name of Approving Authority	Approval No.
Building Plan	Yes / No	Yes	Hardwar - Rishikesh Development Authority	104/ 02-02-2002 & 36/20-08-2002
Construction Permission	Yes / No	Yes		
Legal Documents	Yes / No	No	List of Documents	1) Photocopy of sale deed no. - 1038/1039 dated 28-04-2003. Area of F.F. Shops (with roof rights) = 830.25 sq.ft. = 77.16 Sqm.

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4 Physical Details

Adjoining Properties	East : 13.81' Property of Bharat Mandir		West : 13.81' Seller's property (Common passage)		North : 60.12' Property of Nava house		South : 60.12' Kali mandir	
Matching of Boundaries	Yes	Plot Demarcated	Yes	Approved land use	Commercial	Type of Property	Commercial	
No. of rooms	Living / dining	0	Bed Rooms	0	Toilets	0	Kitchen	0
Total no. of Floors	G.F., F.F. & S.F.	Floor on which the property is located	F.F. & S.F. (with roof rights)	Approx. Age of the property (in years)	15	Residual life of the property (in years)	55	
				Approx. Year of construction	2002	Type of structure :-	R.C.C. framed structure	

5 Tenure/ Occupancy Details : - Owner - occupied

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

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

Nature and extent of violations	N.A.
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8 Area Details of the Property (SQ.M.)

Site Area	77.16	Plinth area F.F. shops	77.16	Carpet area	69.44	Saleable area	77.16	Remarks
		S.F. godown	77.16	Carpet area	69.44			N.A.

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 F.F. Shops	R.C.C./ Tiles/ M.S.	77.16	Sqm.	100000.00	N.A.	= 7716000.00
2	Construction value of S.F. godown	R.C.C./ P.C.C./ M.S.	77.16	Sqm.	8500.00	0.81	= 531246.60
Present market value of the property							= 8247246.60
Present realizable value of the property							= 7000000.00
(Rupees seventy lakhs only)							

Guideline value / value of IP as per Circle rates

Sl. No.	Description	Area	Unit	Rate (Rs.)	Multip. Factor	Amount (Rs.)
1	Value of F.F. Shops (Page no. - 5, Sl. no. -36, S.R. - Rishikesh)	77.16	Sqm.	90000.00	0.90	= 6249960.00
2	Value of S.F. construction	77.16	Sqm.	15000.00	0.86	= 995364.00
Value of I.P. as per circle rate						= 7245324.00

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Assumptions / Remarks	Sh. Ashok Kumar Bhatia has passed away, the property being/ to be transferred to his legal heirs, legal opinion should be sought regarding this.		
Declaration	1) The property was inspected by the undersigned on 28-11-2017 . 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.		
2 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 04-12-2017.
13 List of Documents enclosed	Location map		
14 List of Photo enclosed:- 4 photos			



BHATIA HANDLOOM AT F.F. & S.F.



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SITE



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