

VASTUSHILP CONSULTANTS

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VALUATION REPORT OF IMMOVABLE PROPERTY FOR THE NAINITAL BANK LTD. HARIDWAR ROAD, DEHRADUN

Valuation report of property belonging to Sh. Anil Chamoli S/o Sh. C.M. Chamoli situated at Shop No. 114, Laxmi Commercial Complex, 64, Gandhi Road, Dehradun, Pargana Parwadoon, Tehsil & Distt Dehradun

Sl. No.	Details	Particulars
1	Valuation done by	Ar. Dinesh Kumar Jain
2 (i)	Date & time of visit	25-01-18
(ii)	Date on which the valuation is made	29-01-18
3	Name of person/s in whose name is the property stands registered	Sh. Anil Chamoli S/o Sh. C.M. Chamoli
4	Survey / Municipal No. of the property	Shop No. 114, 64, Gandhi Road
5	Whether leasehold or freehold	Free Hold
6	Situation of the property, Address	Laxmi Commercial Complex, 64, Gandhi Road Dehradun, Tehsil & Distt Dehradun
7	Identification marks of area	Opp. Jain Mandir Prince Chowk
8	Nature of property Purposes residential/ commercial agricultural /industrial	Commercial
9	Municipal valuation for tax (if available)	NA
10	Boundaries	As per Deed As per Site
(i)	East	Open Land Open Land
(ii)	West	Shop of Vijay Snehi Shop of Vijay Snehi
(iii)	North	Common Passage Common Passage
(iv)	Souh	Property of Others Property of Others
11	Dimension	As per Deed As per Site
(i)	East	20' - 0" 20' - 0"
(ii)	West	20' - 0" 20' - 0"
(iii)	North	12' - 0" 12' - 0"
(iv)	Souh	12' - 0" 12' - 0"
12	Area of land as per Deed	240.00 Sqft
	Area of land as per Site	240.00 Sqft
13 (a)	Prevailing composite rate per sq.ft.	14000/- 16000/- Per Sqft
(b)	Circle Rate	Rs. 0.00 Per Sqm. 0.00 Per Sqft.
		(Page No. 01, S.No 3/4/8, Circle Date- 14-01-18)
(c)	Composite Circle Rate of Building	98000.00 Per Sqm. for Commercial 9107.81 Per Sqft. for Commercial
(d)	Rate of Valuation	Rs. 0.00 Per Sqft.
14	Value of land	Rs. 0.00
15	Built up Area of the Site	
	Ground Floor	240.00 Sqft

Note : While arriving at the approximate cost of the built up area, the rate of current cost of construction to cubical content of the building may be taken into consideration.

D PM5/Nainital Bank/Anil Chamoli

Interior Designers BANK OF INDIA, UNION BANK OF INDIA, INDIAN OVERSEAS BANK, UCO BANK, CENTRAL BANK OF INDIA, BANK OF BARODA, CANARA BANK, THE NAINITAL BANK LTD, PUNJAB NATIONAL BANK, RESERVE BANK OF INDIA, DENA BANK

Valuer Approved By : CENTRAL BOARD OF DIRECT TAXES, CHIEF COMMISSIONER OF INCOME TAX, L.I.C. OF INDIA, UTI INFRA STRUCTURE TECHNOLOGIES & SERVICES LTD., ORIENTAL BANK OF COMMERCE, KURMANCHAL BANK LTD., DENA BANK, CENTRAL BANK OF INDIA, STATE BANK OF INDIA, INDIAN OVERSEAS BANK, SYNDICATE BANK, THE NAINITAL BANK LTD, CANARA BANK, IDBI BANK, CORPORATION BANK, PUNJAB NATIONAL BANK, BANK OF INDIA, L.I.C.H.F.L., UNION BANK OF INDIA, AXIS BANK, UTTARAKHAND GRAMIN BANK, ANDHRA BANK

16 Average rate of construction valuation of :
the built up area

Composite Rate of Ground Floor 15000.00 : 3600000.00
Total 3600000.00

17 Please state the nature of construction viz. whether it is built up with RCC or stones and bricks. Please also give some idea about the kind of fitting used in the building. whether the flooring is of ordinary stones or tiles and whether the electrical fittings are of ordinary kind or whether there are any special or costly fittings. Also whether there is an independent water supply, other amenities etc

Load Bearing /R.C.C. Frame / Steel Structure : RCC Framed

18 (i) Year in which the building was : 2014
constructed and completed

(ii) Age of the Building : 3 Year

19 Add Extra For

(i) Panelling & Aluminium Work : 0.00

(ii) Ceiling Work : 0.00

(iii) Cabinet Work : 0.00

(iv) Furniture & Fixtures : 0.00

(v) Stone Flooring : 0.00

(vi) Boundary Wall : 0.00

Total : 0.00

20 Total value of property (As Circle Rate) :

Value of Land : 1918215.61

Value of construction : 267657.99

Depreciation : 8029.74

Value of building : 259628.25

Total Value : 2177843.87

Circle rate of construction has been assumed as Rs. 12000/- per Sqm.

21 Total value of property (As Market Rate) :

Value of Land : 3312000.00

Value of Built up Area : 288000.00

Depreciation : 12960.00

Value of building : 275040.00

Total Value : 3587040.00

22 From the above, please deduct depreciation : 0.00
(1 5% Per Annum). (It should be arrived at after
taking into account the age and life of the building).

a) Net value Rs. 3587040.00 Say Rs. 3550000.00
(In Words) Rs. Thirty Five Lac Fifty Thousand Only

b) Stress market value Rs. 2840000.00

23 Please state whether the entire property : Owner
is used by owners themselves or hired out of tenants

24 Sale Deed No. : 530 / 2014

25 Location with in 30 M of : 30° 18' 59" N
78° 02' 09" E

26 Quarries if any will be entertain within ten days of sanctioned of loan.

Date:- 29-01-18

FOR VASTUSHILP CONSULTANTS

Place:- Haridwar

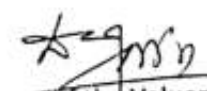
(AR. DINESH KUMAR JAIN)

D:PM5\Nainital Bank\Anil Chamoli

Annexure -I									
Valuation of Land (Circle Rates)								Total Value	
Land Area (In Sqm)				Government Circle Rate (In Sqm)				Rs.	
22.30				0.00				0.00	
Total								0.00	
SL No	Item	Covered Area	Carpet Area	Year of Constr- uction	Age	Estimated Composite Rate of cons.	Replace- ment Value	Depri- cation 1.0%	Net Value
1	G F	22.30	15.61	2014	3	98000.00	2185400.00	8028.00	2177372.00
Total									2177372.00
Total (Land+Building)									2177372.00
Say									2177372.00
Valuation of Land (Market Rates)									
Land Area (In Sqft)				Market Rate (In Sqft)				Total Value Rs.	
240.00				0.00				0.00	
Total								0.00	
SL No	Item	Covered Area In Sqft	Carpet Area In Sqft	Year of Constr- uction	Age	Estimated Composite Rate of cons.	Replace- ment Value	Depri- cation 2.0%	Net Value
1	G F	240.00	168.00	2014	3	15000.00	3600000.00	12960.00	3587040.00
Deduct for extra covered area									0.00
Total									3587040.00
Total (Land+Building)									3587040.00
Total Say									3550000.00
(In Words):- Rs. Thirty Five Lac Fifty Thousand Only.									

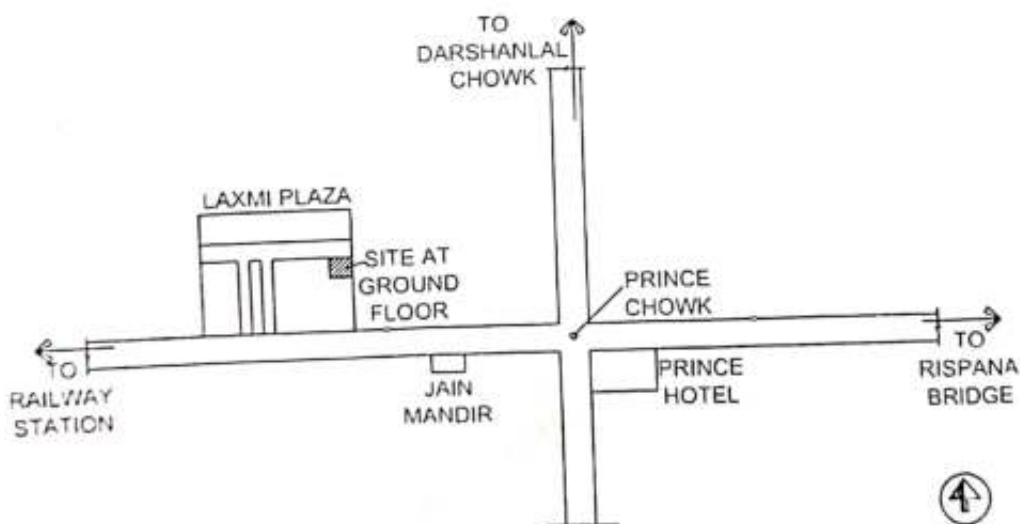
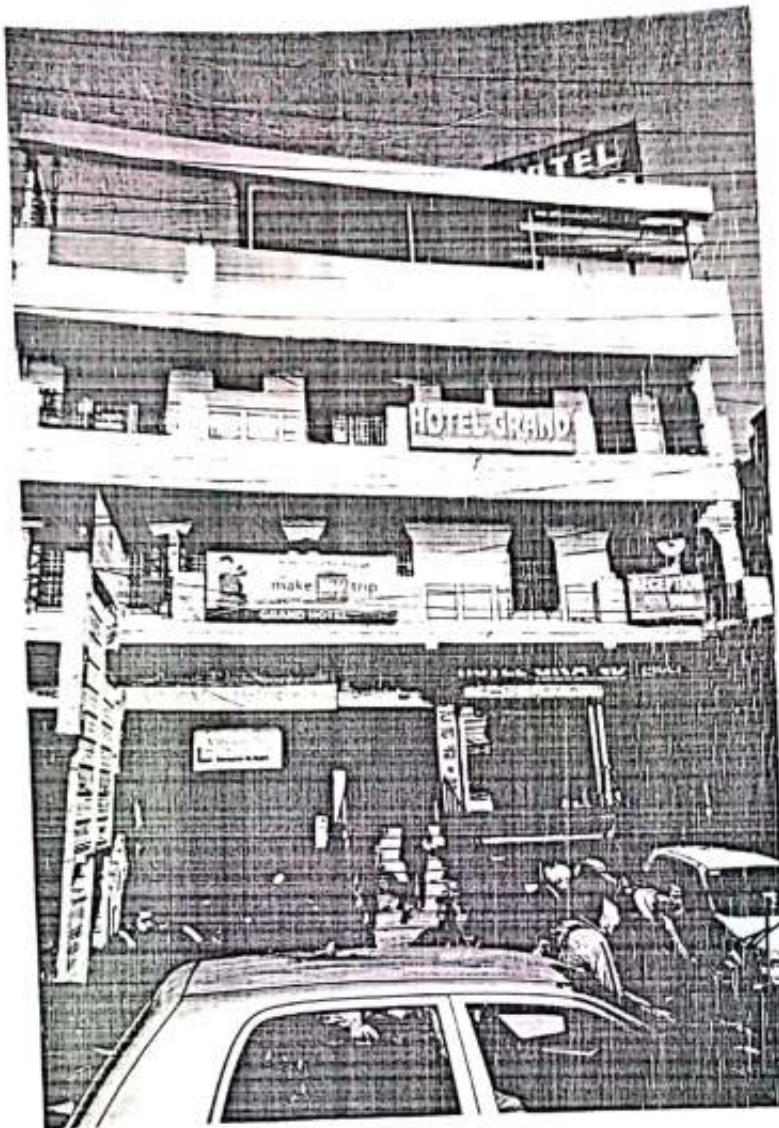
Date:- 29-01-18

Place Haridwar


(Signature of the Valuer)
Panel Valuer

PM5\Nainital Bank\Anil Chamoli

Photograph/Location Map:-



KEY PLAN



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