

ASHOK  
CHARTERED ARCHITECTS, VALUERS & SURVEYORS  
SPECIALISTS IN PROPERTIES  
SAHARANPUR ROAD, DEHRADUN - 248001  
REPORT OF VALUATION OF PROPERTY

Tele. :- Office 27214  
Res. 272  
MO. 98973275

24

Particulars		CONTENT
INTRODUCTION		DATE 24-07-2019
Name of Valuer		ASHOK AGARWAL & CO.
Date of Valuation		24-07-2019
Purpose of Valuation		BANK PURPOSE
Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)		SH. ARVIND KUMAR & SMT. KANTA
Name of Bank/Fl as applicable		P.N.B.
Name of Developer of the Property ( in case of developer built properties )		N.A.
Whether occupied by the owner / tenant? If occupied by tenant, since how long?		OWNER FAMILY POSSESSION
II Physical Characteristics of the Asset		
1	Location of the property in the city	BHAGIRATHIPURAM - JAKHAN
2	Municipal Ward No./KHASRA NO/ PLOT NO	PROPERTY AT PART OF KHASRA NO. 339 CHA PLOT NO. 17 BHAGIRATHI PURAM PART 1 MAUZA JAKHAN PARGANA KENDRIYADOON DISTT. DEHRADUN
3	Postal address of the property	
4	Latitude, Longitude and Coordinates of the site	30.362809 N 78.064647 E
5	Area of the plot/land ( supported by a plan ) IN SQMT	AS PER ANNEXURE
6	Layout plan of the area in which the property is located	RESIDENTIAL AREA
7	Development of surrounding areas	AVERAGE
8	Details of Roads abutting the property	BHAGIRATHIPURAM - JAKHAN
9	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NO DETAIL AVAILABLE
10	In case it is an agricultural land, any conversion to house site plots is	N.A.
11	Demarcation of the property under valuation on a neighbour hood layout map	YES
12	Description of Adjoining properties	AS PER ANNEXURE
13	Survey no. if any	AS PER KHASRA NO.
14	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details full details of specifications to be appended along with building plans and elevations	G. FL+1. , EACH FLOOR HEIGHT - 3.05 MT
15	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified IN SQMTS	AS PER ANNEXURE
16	Any other aspect	NILL
III Town Planning Parameters		
1	Master plan provisions related to the property in terms of land use	RESIDENTIAL AREA
2	Planning area/zone	RESIDENTIAL AREA
3	Development controls	TO MDDA DEHRADUN
4	Zoning regulations	TO MDDA DEHRADUN
5	FAR/FSI permitted and consumed	N.D.A
6	Ground coverage	N.D.A
7	Transferability of development rights if any. Building bye-law provisions as applicable to the property viz setbacks, height restrictions, etc.	N.D.A
8	Comment on surrounding land uses and adjoining properties in terms of usage	RESIDENTIAL AREA
9	Comment on unauthorized constructions if any	MINOR



emolition proceedings if any		NILL
compounding/ regularization proceedings		NO
whether OC has been issued or not		NO
Aspect		
ects		
ip documents,		
		PREVIOUS VALUATION REPORT ( THE PROPERTY ALREADY MORTGAGED WITH BANK )
nes of Owner/s (In case of Joint or Co-ownership, whether the shares are divided or not?)		SH. ARVIND KUMAR & SMT. KANTA
Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.		NO DETAILS AVILABLE
Comment on whether the IP is independently accessible?		YES
Title verification		TO BE CONFIRMED BY NEC
Details of leases if any,		NILL
7 Ordinary status of freehold or leasehold including restriction on transfer,		FREEHOLD
8 Agreements of easements if any,		NILL
9 Notification for acquisition if any,		NILL
10 Notification for road widening if any,		NILL
11 Possibility of frequent flooding / sub-merging		NO
12 Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		NO SUCH DETAILS AVAILABLE
13 Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.		NO
14 Comment on transferability of the property ownership		TO BE CONFIRMED BY NEC
15 Comment on existing mortgages/ charges/encumbrances on the property if any		TO BE CONFIRMED BY NEC
16 Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be		TO BE CONFIRMED BY BANK
17 Building plan sanction, illegal constructions if any done without plan sanction/violations		MDDA DEHRADUN NO. R-1517/05-06
18 Any other aspect		
V Economic aspects		
1 Details of ground rent payable,		NILL
2 Details of monthly rents being received if any,		NILL
3 Taxes and other outgoings		NILL
4 Property insurance		TO BE CONFIRMED BY BANK
5 Monthly maintenance charges		NILL
6 Security charges, etc		NILL
7 Any other aspect		
VI Socio-cultural aspects		
1 Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.		RESIDENTIAL AREA
VII Functional and Utilitarian Aspects		
Description of the functionality and utility of the assets in terms of :		
1. Space allocation		YES
2. Storage spaces		YES
3. Utility of spaces provided within the building		YES
3. Any other aspect		YES
VIII Infrastructure Availability		
a Description of aqua infrastructure availability in terms of		



	Sanitation	YES
	Water drainage	YES
	Availability of other physical infrastructure facilities viz.	YES
	Waste management	YES
	Electricity	YES
	Public & Public transportation connectivity	CC ROAD
	Availability of other public utilities nearby	YES
	Physical infrastructure in terms of	
	Schools,	2-3 KMS
	2. Medical facilities	2-3 KMS
	3. Recreation facilities in terms of parks and open spaces.	2-3 KMS
	Marketability	
	1. Locational attributes	GOOD
	2 Scarcity	NO
	3. Demand and supply of the kind of subject property	GOOD
	4. Comparable sale prices in the locality	NO SUCH DETAILS AVAILABLE
X	Engineering and Technology Aspects	
1	Type of construction,	COMPOSITE WALL WITH COLUMN
2	Materials and technology used	COMPOSITE WALL WITH COLUMN
3	Specifications,	RCC ROOF
4	Maintenance issues	AVERAGE
5	Age of the building	8-9 YEARS (LEFT INCOMPLETE)
6	Total life of the building, ( future life)	40 YEARS WITH PROPER MAINTENANCE
7	Extent of deterioration	MINOR
8	Structural safety	TO BE CONF. BY ST ENG.
9	Protection against natural disasters viz. earthquakes	TO BE CONF. BY ST ENG.
10	Visible damage in the building if any	TO BE CONF. BY ST ENG.
11	Common facilities viz. lift, water pump, lights, security systems, etc.,	NILL
12	System of air-conditioning,	NILL
13	Provision for fire fighting, Copies of plans and elevations of the building to be included.	NILL
XI	Environmental Factors	
1	Use of environment friendly building materials, Green building techniques if any,	NO
2	Provision for rain water harvesting,	NO
3	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	NO
XII	Architectural and aesthetic quality	
1	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	UN FURNISHED HOUSE
XIII	VALUATIONS	
1	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data ( in terms of comparable sales ), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	AS PER ANNEXURE
	As a result of my appraisal and analysis, it is my opinion that the present market value of	



property in prevailing condition with aforesaid specif. is Rs.

14472200.00

details are as under:

Chase of immovable property

NO DETAILS AVAILABLE

Price of immovable property

NO DETAILS AVAILABLE

Value of immovable property A+B

14472200

Net Value of immovable property

11577760

Net Value of immovable property

10130540

Net Value (value as per Circle Rates) A+D

7461000

PLACE

DEHRADUN

DATE

24-07-2019

Mobile no 9897327950

ENCLOSED

PHOTOGRAPHS

GOOGLE LOCATION

KEY PLAN

Signature of the Valuer

I hereby declare that-

a. The information furnished in my valuation report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. I have personally inspected the property. The work is not sub-contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration) This report is an opinion towards value of property shown to valuer

i) The report does not confirm the address & identify the location.

j) Pre sanction visit and visit before disbursement is requested to bank officials for identification

k) I am registered under Section 34 AB of the Wealth Tax Act, 1957.

l) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

REMARKS:-

### VALUATION

A

LAND

360 SQMT

430.40 SQYDS

AREA

RS.

28000 SQYDS

MARKET RATE

A

RS. 12051200.00

M. V OF LAND

RS. 9640960.00

R.V.OF LAND

RS.

14000 /SQMT

5040000

CIRCLE RATES -C

BUILDING AREA

BUILDING AREA

G.FL +1

225.00

SQMT

2421.00

SFT

TOTAL AREA

225.00

SQMT

2421.00

SFT

TOTAL BUILDING VALUE- DEPRICIATED

1000/SFT

D

2421000

TOTAL VALUE OF CONSTRUCTION AND ALLIED WORK

B

2421000

### ANNEXURE TO VALUATION

B

NORTH  
SOUTH  
EAST  
WEST

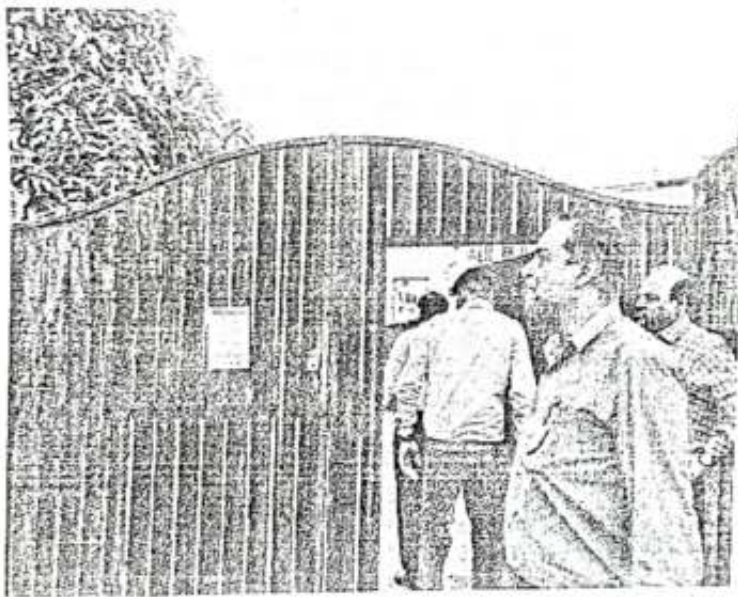
AS PER DOCS

OTHERS

ROAD

OTHERS

OTHERS



ASHOK  
CHART  
GOVT  
1985

18  
RADUN

↑ PO ANSAL  
COLONY

Site

Gate Bhagirthi purah

DOON VIKAR JALUHAN

Site plan



# नगर निगम, देहरादून

प्रपत्र संख्या-2  
(नियम 8 देखें)

000068

रसीद संख्या \_\_\_\_\_ से प्राप्त हुए।

01347

31/12/2016 को नगर निगम के कार्यालय में

12 नवंबर 2016 को नगर निगम के कार्यालय में

12 नवंबर 2016 को नगर निगम के कार्यालय में

31/12/2016 को नगर निगम के कार्यालय में

मांग एवं विल संख्या \_\_\_\_\_

दिनांक \_\_\_\_\_

के रुपये \_\_\_\_\_

सम्पूर्ण/अंशतः भुगतान में प्राप्त हुए

योग शब्दों में \_\_\_\_\_

घनराशि

रु०

पै०

3235

3235

/राजस्व अधिकारी

मांग और सगाहरण रजिस्टर का  
प्रभारी लिपिक

मुख्य नगर अधिकारी

व्यक्तियों (लाइसेन्सों) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और यह

अंग्रेजी में लिखी गई है

नगर निगम, देहरादून