V.K. ASSOCIATES
Govt. Regd. Engineer, Designer
Structure Engineer Valuer, Estimater & Builder
Govt. of India Income Tax Dept. Approved Valuer (CCIT/51/2007-08)
Panel Valuer of State Bank of India, Canara Bank,
Punjab Nantional Bank, Bank of Baroda
H.D.F.C, D.H.F.L

Er. Vinay Kumar
(Chartered Engineer)
M.I.E (Civil) F.I.V.
P.G.D. (Design & Construction of Conc. Structure)
Cell: 9412957454, 9719540969
E-mail: vinayvidit2005@gmail.com

Branch Manager
Punjab National Bank
Mayapur Haridwar

1	Customer Details											
	Name	Sri.Sudhanshu Aggrawal s/o Sri.J.C.Aggrawal & Smt.Shradha Bali D/o Sri.J.C.Aggrawal							Apl. No			
	Case Type	To assess fair market value										
2	Asset Details											
	Address	Gayatri Guest House Jassa Ram Road Niranjani Akhara ,Pargana Jwalapur,Haridwar										
	Nearby Landmark	Near Hotel King			Longitude=78°09'29.2" Latitude=29°56'44.5"							
3	Document Details											
	Layout Plan		No			Name of Approving	H.R.D.A.	App. No.	Not Available	Dated		
	Building Plan	Yes/ No		No			do	App. No.	do			
	Construction Permission	Yes/ No		No			do	App. No.	do			
	Leagal Documents	Yes/ No			List of Documents		Sale Deed No.1039, Dated:- 25.09.1962					
4	Physical Details											
	Adjoining propecties	East	57'-0"-Ganga Bhawan		West	57'-0"-Road 15'-0" wide		North	65'-0"-Road 18'-0" wide		South	65'-0"-House Other's
	Matching of Boundaries	Yes/ No	Yes	Plot Demarcated	Yes	Approved Land use	Residential		Type of property	Residential and Guest House	Plotted /Flat	Plotted
	. of room	Living/ dining	1	Bed Rooms	3	Toilets	2	Kitchen	1	Lobby	1	
	Total no. of Floors	Three		Floors on which the property is located		Ground Floor 1st Floor & 2nd Floor		Appox. Age of the property		15 years	Residual age of property	45 years	Type of structure - R.C.C.Frame
5	Tenure / Occupancy Details.........											
	Status of Tenure	Owned / Rented		No.of years of OCCUPANCY		Relationship of tenant to owner						
	N.A.	Owned										

Er. Vinay Kumar CCIT 51/07-08 Govt. Regd.

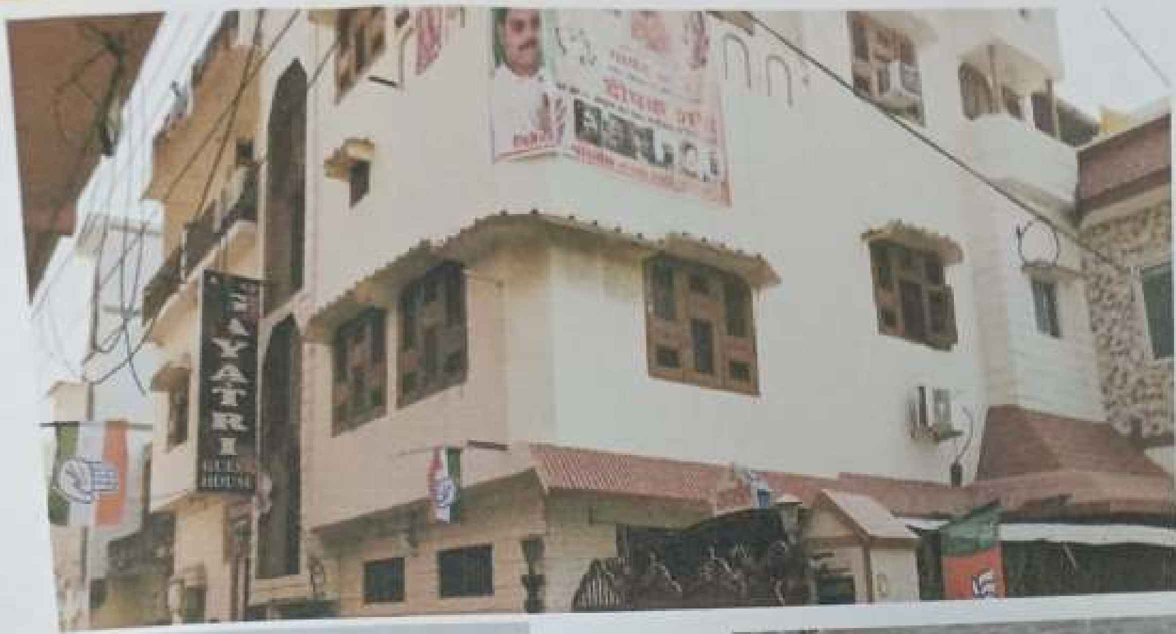
	te of construction								
	atus of nure	Under Construction / Completed		Completed		If under Construction, extent completion		NO.	
	Violation if any observed								
	Approved Map is not Available								
	Area Details of the property								
	Site Area	344.33 sq.m.	Plinth Area	696.19 sq.m.	Carpet area	556.95 sq.m.	Saleable Area	696.19 sq.m.	
	Valuation								
				Annexure-1, Enclosed					
0	Rental Value	Rate	Area		Value				
		Rs. 150	696.2	Rs. 104,428.50	per month				
1	Declaration	1) The property was inspacted by the undersigned on 15.11.18 2) The undersigned does not have any direct / Indirect interest in the above Property 3) The Ownership of the property should be verified by Legal Report of Advocate. 4) The information furnished herein is true and correct to best of our knowledeg							
12	Name, address & signature of Valuer	Vinay Kumar V.K. Associates ,F-7 Alankar Palace Shoping Complex Nr. Shankar Ashram Jwalapur Haridwar.		Signature & Seal of Valuer		Date of Valuation - 15.11.18			
13	List of Documents enclosed								
14	List of Photo enclosed								

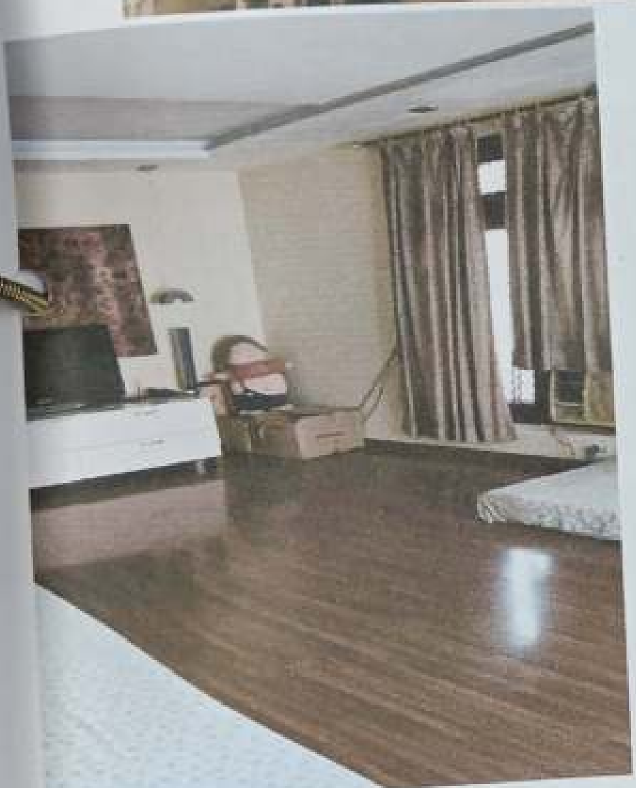
Er. Vinay Kumar ★ CCIT 51/07-08 ★ Govt. Regd. Valuer

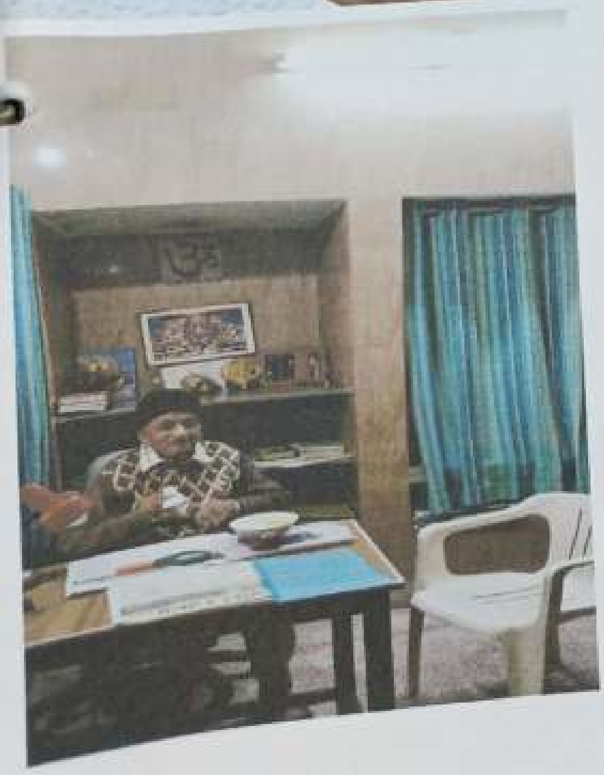
Er. Vinay Kumar
Regd. Engineer H.D.A.
V.K. ASSOCIATES
F-7, ALANKAR PALACE SHOPPING COMPLEX
SHANKAR ASHRAM, HARDWAR

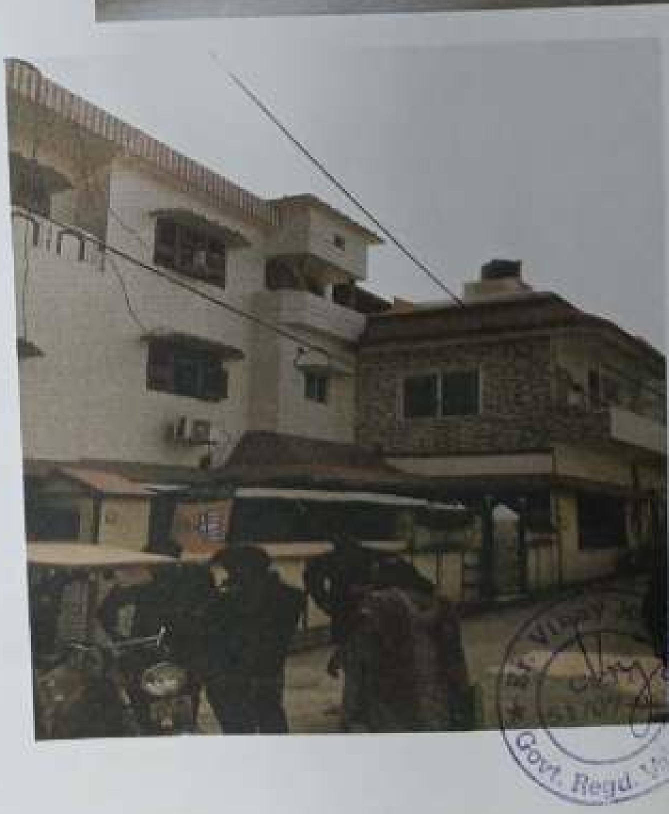
	V. K . A S S O C I A T E S					Annexure-1
	Valuation of Property(Sri.Sudhanshu Aggrawal & Smt.Shradha Bali)					
Sl.No.	Name of Building	Area	Unit	Rate	Amount	Net Amount
1	Land Area	344.33	sq.m.	Rs. 86,000	Rs. 29,612,380	Rs. 29,612,380
	Covered Area					
2	Gr. Floor	277.51	sq.m.	Rs. 13,500	Rs. 3,746,385	Rs. 3,746,385
3	1st. Floor	252.02	sq.m.	Rs. 13,500	Rs. 3,402,270	Rs. 3,402,270
4	2nd. Floor	166.67	sq.m.	Rs. 13,000	Rs. 2,166,710	Rs. 2,166,710
5	Mumty	18.68	sq.m.	Rs. 11,000	Rs. 205,480	Rs. 205,480
						Rs. 9,520,845
						Rs. 190,417
6	Depreciation @15%					
					Building Value	Rs. 9,330,428
						Rs. 38,942,808
7	Market Value					
8	Realisable Value 15% less				Total	Rs. 33,101,387
9	Circle Rate Value of Land	344.33	sq.m.	31500	Rs. 10,846,395	Rs. 10,846,395
10	Cost of Building	714.78	sq.m.	11000	Rs. 7,862,580	Rs. 7,862,580
						Rs. 1,179,387
11	Depreciation @15%					
					Total	Rs. 6,683,193
						Rs. 17,529,588
12	Circle Rate Value					

Er. Vijay Kumar CCT 51/01/08 Govt. Regd. Valuer









Govt. Regd. Valuer

UTTARAKHAND POWER CORPORATION LIMITED

ELECTRICITY BILL AND DISCONNECTION NOTICE AS PER ELECTRICITY ACT 2003

GST_NO: (UPCL) 05AAACU6007G1ZP

(RTS-1,OTHER DOMESTIC LOAD ABOVE 4KW)

40105335751

ACCOUNT NO : 40105335751

MODE OF PAYMENT	DISHONOURED CHEQUE
CASH / CHEQUE	0

BOOK NO/ BILL GRP	CONNECTION NO	SEQUENCE NO	BILL NUMBER	MONTHS	BILLING PERIOD FROM	BILLING PERIOD TO	BILL DATE	DUE DATE	DISCON.DATE
0331/7	6970331089923	00	M23703976	1	23-07-2021	17-08-2021	17-08-2021	01-09-2021	16-09-2021

DIVISION ID	DIVISION NAME	CIN	PREMISES OWNERSHIP	SUPPLY TYPE	CONTRACTED LOAD	VOLTAGE	PF	BILL BASIS
697	HARIDWAR_URBAN	07H06U00005033110000899233		10	5.00 KW	0	0.85	MU

METER NO	METER TYPE	PREVIOUS READING KWH/KVAH	PRESENT READING KWH/KVAH	MF	METERED UNIT KWH / KVAH	ASSESSED UNIT KWH / KVAH	ADJUSTMENT UNIT	TOTAL BILLABLE UNIT	MAX DEMAND
15474986	WC	32432/33110	33207/33895	1.00	775/785	0/0	0	775	4.70

SRI/SMT.
SH SUDHANSU AGARWAL

JAGSEEL JASS RAM ROAD
S N NAGAR
HARIDWAR

ADJ.SECURITY DEPOSIT REQUIRED(+/-)	INTEREST ON SECURITY DEPOSIT	PROVISIONAL AMOUNT DEPOSIT	TOTAL MONTHS	AVERAGE UNITS
5,991.98	0.00	0.00	0.00	0/662.0

DEPOSITED SECURITY AMOUNT	AMENDMENT BILL	NEXT READING DATE	WAIVER OF SURCHARGE
1,148.00	0.00		0.00

ARREAR DETAILS

	PREVIOUS YEAR	PERIOD	CURRENT YEAR	PERIOD	TOTAL
ARREAR	431.59		15,715.92	5	16,147.51
SURCHARGE	125.41		195.08	5	320.49
DISPUTED AMOUNT	0.00	DISPUTEDCURRENTSURCHARGE	0.00	DISPUTEDARREARSURCHARGE	0.00

ANNUAL EXCESS HC ADJ (MCG ADJ)	ANNUAL EXCESS HC CF
Rs. 0.00	Rs. 0.00

06/2021 MU-1057 Rs.16,468.00, 05/2021 MU-679 Rs.10,001.00,
04/2021 MU-729 Rs.6,559.00, 03/2021 MU-355 Rs.2,234.00,
02/2021 MU-228 Rs.557.00, 01/2021 MU-977 Rs.16,119.00,
12/2020 MU-882 Rs.10,497.00, 11/2020 MU-855 Rs.37,190.00,
10/2020 MU-301 Rs.32,055.00, 09/2020 MU-439

On or Before: 01-09-2021	*After: 01-09-2021	*After: 01-10-2021
21,282.00	21,541.00	21,801.00

BILL PARTICULARS	AMOUNT (Rs.)
1. ENERGY CHARGES 0-100 @ Rs.2.8 , 101-200 @ Rs.4.0 , 201-400 @ Rs.5.5 , 401- Above @ Rs.6.25	4,123.75
2. MCG - ENERGY CHARGES	0.00
3. FIXED/DEMAND CHARGES FOR CONTR LOAD @0-100 @ Rs.60.0 , 101-200 @ Rs.120.0 , 201-400 @ Rs.200.0 , 401- Above @ Rs.300.0	300.00/0.00
4. FIXED/DEMAND CHARGES FOR EXCESS LOAD	0.00
5. VOLTAGE SUPPLY REBATE/SURCHARGE (-/+)	0.00/0.00
6. CAPACITOR/LPF SURCHARGE (+)	0.00/0.00
7. SOLAR HEATER REBATE(-)(SOLAR CAP:0L)	0.00
8. PROVISIONAL AMOUNT ADJUSTMENT(-)/FCA ADJUSTMENT(-)/ADLEC ADJUSTMENT (-)	0.00/0.00/0.00
9. OTHER DUES / SAUBHAGYA AMT +(Adj by Admin-FCA Recovery)	33.76/0.00
10. COMPENSATION TO CONSUMER(-) (UPBHOKTA KO KSHATIPURTI)	0.00
11. ELECTRICITY DUTY @ 0.15	116.25
12. FUEL CHARGE ADJUSTMENT @ 0.05	38.75
13. ADDITIONAL ENERGY CHARGE @ 0.39	0.00
14. ADDITIONAL SURCHARGE / CONTINUOUS SURCHARGE	0.00/0.00
15. CURRENT DUE AMOUNT (1 To 14 TOTAL)	4,612.51
16. CURRENT LATE PAYMENT SURCHARGE	201.84
17. TOTAL ARREAR / TCS AMOUNT DUE	16,468.00/0.0
18. TOTAL PAYABLE AMOUNT (14 To 16 TOTAL)	21,282.35
19. LAST PAYMENT DETAILS RECEIPT NO: 3541615052124240067 DATE: 15/05/2021 Rs.557.00	
20. TOTAL PAYABLE AMOUNT BY DUE DATE	21,282.00

Prompt Payment Rebate on monthly billing @ 1.25%(Online) or @ 0.75%(Offline) if paid upto date 27-Aug-2021. Maximum Rs.10000 for LT & Rs.100000 for HT

CAUTION: Every bill payment must be done within due date, otherwise according to the Indian electricity Act 2003 Section 56 (1), without any additional information the electricity supply will be disconnected on or after the disconnection date shown in this bill.

टोल फ्री न. 1912 GST No. (UPCL) 05AAACU6007G1ZP

उत्तराखण्ड पॉवर कारपोरेशन लि०

भुगतान पावती मूल प्रति G 0542304

003

कार्यालय	BHUPATWALA		
	33416000921160700 37	06-09-2021 11:29	
रसीद संख्या :	6970331089923	दिनांक:-	
सर्विस कनेक्शन संख्या :	40105335751		
एकाउन्ट संख्या :	SH SUDHANSU AGARWAL		
उपभोक्ता का नाम :	₹ 21282.00	Mode :	Cheque
कुल देय राशि : Energy Charge		₹ 18784.97	
Electricity Duty		₹ 525.97	
Surcharge		₹ 522.33	
Others		₹ 1448.73	
		₹ 21282.00	

(Rupees Two One Two Eight Two Only)

प्राप्त राशि

चेक/ड्राफ्ट विवरण

संख्या : 413857 दिनांक 28-08-2021 धनराशि 21282.00 punjab national bank

16 / jitenderkumar

हस्ताक्षर (संग्राहकर्ता)

काउन्टर संख्या

राष्ट्र एवं स्वयं के हित में बिजली बचायें

METER NO	TYPE	READING KWH/KVAH	KWH/KVAH	1.00	775/785	0/0	0

BILL PARTICULARS

: 4010

DISH

DUE

01-

VOLTAGE

0

BILL

Scanned with CamScanner

UTTARAKHAND POWER CORPORATION LIMITED

ELECTRICITY BILL AND DISCONNECTION NOTICE AS PER ELECTRICITY ACT 2003

GST_NO: (UPCL) 05AAACU6007G1ZP

(RTS-1,OTHER DOMESTIC LOAD ABOVE 4KW)

"40100355126"

ACCOUNT NO : 40100355126

MODE OF PAYMENT	DISHONOURED CHEQUE
CASH / CHEQUE	0

BOOK NO/ BILL GRP	CONNECTION NO	SEQUENCE NO	BILL NUMBER	MONTHS	BILLING PERIOD FROM	BILLING PERIOD TO	BILL DATE	DUE DATE	DISCON.DATE
0331/7	6970331004035	00	M23703539	1	23-07-2021	17-08-2021	17-08-2021	01-09-2021	16-09-2021

DIVISION ID	DIVISION NAME	CIN	PREMISES OWNERSHIP	SUPPLY TYPE	CONTRACTED LOAD	VOLTAGE	PF	BILL BASIS
697	HARIDWAR_URBAN	07H06U0006033110000 40356		10	5.00 KW	0	0.85	MU

METER NO	METER TYPE	PREVIOUS READING KWH/KVAH	PRESENT READING KWH/KVAH	MF	METERED UNIT KWH / KVAH	ASSESSED UNIT KWH / KVAH	ADJUSTMENT UNIT	TOTAL BILLABLE UNIT	MAX DEMAND
311696	WC	135488/145965	136026/146642	1.00	538/677	0/0	0	538	4.10

SRI/SMT.
SUSHILA KUMARI

W/O JAGDISH CHAND
S NATH NAGAR
HARIDWAR

ADD.SECURITY DEPOSIT REQUIRED(+/-)	INTEREST ON SECURITY DEPOSIT	PROVISIONAL AMOUNT DEPOSIT	TOTAL MONTHS	AVERAGE UNITS
9,293.00	0.00	0.00	0.00	0/736.0

DEPOSITED SECURITY AMOUNT	AMENDMENT BILL	NEXT READING DATE	WAIVER OF SURCHARGE
0.00	0.00		0.00

ARREAR DETAILS

	PREVIOUS YEAR	PERIOD	CURRENT YEAR	PERIOD	TOTAL
ARREAR	16,384.01		-4,518.29	18	11,865.72
SURCHARGE	1,211.99		-678.71	18	533.28
DISPUTED AMOUNT	0.00	DISPUTEDCURRENTSURCHARGE	0.00	DISPUTEDARREARSURCHARGE	0.00

ANNUAL EXCESS EC ADJ (MCG ADJ)	ANNUAL EXCESS EC CF
Rs. 0.00	Rs. 0.00

06/2021 MU-736 Rs.12,399.00, 05/2021 MU-485 Rs.8,014.00, 04/2021 MU-521 Rs.22,890.00, 03/2021 MU-392 Rs.19,694.00, 02/2021 MU-375 Rs.17,621.00, 01/2021 MU-1211 Rs.15,661.00, 12/2020 MU-689 Rs.8,653.00, 11/2020 MU-579 Rs.79,660.00,

On or Before: 01-09-2021	*After: 01-09-2021	*After: 01-10-2021
15,621.00	15,808.00	15,994.00

BILL PARTICULARS	AMOUNT (Rs.)
1. ENERGY CHARGES 0-100 @ Rs.2.8 , 101-200 @ Rs.4.0 , 201-400 @ Rs.5.5 , 401- Above @ Rs.6.25	2,642.50
2. MCG - ENERGY CHARGES	0.00
3. FIXED/DEMAND CHARGES FOR CONTR LOAD 00-100 @ Rs.60.0 , 101-200 @ Rs.120.0 , 201-400 @ Rs.200.0 , 401- Above @ Rs.300.0	300.00/0.00
4. FIXED/DEMAND CHARGES FOR EXCESS LOAD	0.00
5. VOLTAGE SUPPLY REBATE/SURCHARGE (-/+)	0.00/0.00
6. CAPACITOR/LPF SURCHARGE (+)	0.00/0.00
7. SOLAR HEATER REBATE(-)(SOLAR CAP:0L)	0.00
8. PROVISIONAL AMOUNT ADJUSTMENT(-)/FCA ADJUSTMENT(-)/ADLEC ADJUSTMENT (-)	0.00/0.00/0.00
9. OTHER DUES / SAUBHAGYA AMT +(Adj by Admin-FCA Recovery)	23.51/0.00
10. COMPENSATION TO CONSUMER(-) (UPBHOKTA KO KSHATIPURTI)	0.00
11. ELECTRICITY DUTY @ 0.15	80.70
12. FUEL CHARGE ADJUSTMENT @ 0.05	26.90
13. ADDITIONAL ENERGY CHARGE @ 0.39	0.00
14. ADDITIONAL SURCHARGE / CONTINUOUS SURCHARGE	0.00/0.00
15. CURRENT DUE AMOUNT (1 To 14 TOTAL)	3,073.61
16. CURRENT LATE PAYMENT SURCHARGE	148.32
17. TOTAL ARREAR / TCS AMOUNT DUE	12,399.00 /0.0
18. TOTAL PAYABLE AMOUNT (14 To 16 TOTAL)	15,620.93
19. LAST PAYMENT DETAILS	
RECEIPT NO: 35416150521242400668 DATE: 15/05/2021 Rs.17,621.00	
20. TOTAL PAYABLE AMOUNT BY DUE DATE	15,621.00

Prompt Payment Rebate on monthly billing @ 1.25%(Online) or @ 0.75%(Offline) if paid upto date 27-Aug-2021. Maximum Rs.10000 for LT & Rs.100000 for HT

टोल फ्री न. 1912

GST No. (UPCL) 05AAACU6007G1ZP

उत्तराखण्ड पॉवर कारपोरेशन लि०

भुगतान पावती मूल प्रति G

0540915

राष्ट्र एवं स्वयं के हित में बिजली बचायें

कार्यालय : BHUPATWALA

रसीद संख्या : 33416210821160700088 दिनांक:- 21-08-2021 12:50

सर्विस कनेक्शन संख्या : 6970331004035

एकाउन्ट संख्या : 40100355126

उपभोक्ता का नाम : SUSHILA KUMARI

कुल देय राशि : ₹ 15621.00 Mode : Cheque

Energy Charge	₹ 12940.50
Electricity Duty	₹ 384.11
Surcharge	₹ 681.60
Others	₹ 1614.80
प्राप्त राशि	₹ 15621.00

(Rupees One Five Six Two One Only)

चेक/ड्राफ्ट विवरण

संख्या : दिनांक : धनराशि : बैंक :

काउन्टर संख्या 413845 19-08-2021 15621.00 punjab national bank

16 / jitenderkumar

हस्ताक्षर (संग्रहकर्ता)

135488/145965 | 136026/14604 2

BILL PARTICULARS