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Chartered Engineer & Regd. Valuer

CAT-I/253/2002

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Ref. :-

Date :- 11th Oct. 2006

VALUATION REPORT

- Valuation of** : Partly three storeyed and partly four storeyed building with basement bearing house no.21 Ram Ghat, Haridwar.
- As on** : 31st March 2004
- For the purpose of** : To determine the fair market value of the premises as on date.
- Owned by** : M/s Prasad Heritage Projects Pvt. Ltd.

Pursuant to the request from owner, I, Chartered Civil Engineer, Fellow Member Institution of Valuer & Govt. Registered Valuer have physically inspected the above mentioned property to evaluate the fair market value.

Based upon the actual observations and particulars provided to me, the detailed valuation report has been prepared and enclosed.

I have examined the situation, locality, specification & workmanship of the construction along with the related papers pertaining to the property.

It is declare that:

- (i) The information furnished in the enclosed papers are true and correct to the best of my knowledge and belief,
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Report is based on the physical conditions, documents produced and property shown to us by the owner.

(Er. P. P. SINGH)

Regd. Valuer

CAT-I/253/2002

ER. P. P. SINGH

B. E. (CIVIL), A. M. I. E., F. I. V.

Chartered Engineer & Govt. app. Valuer

CAT - 1/253/02

Detailed Valuation of partly three storeyed and partly four storeyed building with basement bearing house no.21 Ram Ghat, Haridwar.

Owned by : M/s Prasad Heritage Projects Pvt. Ltd.

DESCRIPTION OF THE PROPERTY:

The referred partly three storeyed and partly four storeyed building alongwith a basement has been constructed over a freehold plot of land admeasuring 712.63 Sqm. which is the ensistal property of the directors of the above mentioned company. It is bounded as under –

- On the North - Private passage thereafter road leading to Ram Ghat & market
And property belonging to Maharaja Sahib Jaipur.
- On the South - Property of Late L. Sukhbir Sinha of Muzaffar Nagar.
- On the East - Ganga river
- On the West - Dharmashala of Shri Behari Lal.

Previously the building being used by company's directors forefather & Grand father for residential purpose. The construction of building is palace type and after the family partition the owner have converted it in to hotel building named as M/s Ganga Heritage Hotels and subsequently the owners have formed a company named as M/s Prasad Heritage Projects Pvt. Ltd. during 1999. The entire building has been intensively renovated & many alterations has been made during 2003 –2004. The building is pretty old but it is presently in sound condition due to proper upkeep & maintenance as well due to old sound construction. It is situated in fully developed residential area of Haridwar town on the bank of holy Ganga river renowned as Ram Ghat and is presently being used as hotel in the name & style as Hotel Haveli Hari Ganga.



PURPOSE AND MODE OF VALUATION:

The purpose of valuation is to assess the fair market value of the premises as on date. Thus, on the request from owner, undersigned has physically inspected the said premises in presence of the owner, noted the situation, locality, land use, potentiality for land use, size and shape of the land, specification & finish of the building, and verified the physical measurements too. The fair market value of the premises has been worked out on the basis of land and building method considering the land rate as per prevailing market in consideration of its situation & locality, land use and reproduction cost of construction with depreciation for its passed life. The detailed working is given hereunder:

A. VALUE OF LAND:

Land physically admeasuring

712.63 Sqm.

@ Rs. 4500.00 Per Sqm.

Rs. 32,06,835.00

B. VALUE OF BUILDING:

1. Basement floor accommodation (Fl.ht. 3.10M):

Specifications:

Brick masonry walls duly plastered with
C.M., R. C.C. slab roofing supported on
intermediate R.C.C. columns beams Kota
stone flooring with electrification (Hall
type construction).

Plinth area - 69.11 Sqm.

P.A. rate as per C.P.W.D. specifications
and schedule of rates as on 01.01.1992

for office type building of

Fl. Ht. 3.35 M

= Rs. 2595.0 Per Sqm.

Deduct for less

Fl. Ht. of 0.25 M

(-) = Rs. 62.50 Per Sqm.
Rs. 2532.50 Per Sqm.

Deduct for no internal partition
walls doors & windows

@ 25%

(-) = Rs. 633.12 Per Sqm.
Rs. 1899.38 Per Sqm.

As on 31.03.2004 on C.I. 209.

The P.A. rate comes to

Rs. 1899.38 x 209/100

= Rs. 3970.00 Per Sqm.

Add for earth work in excavation
of av. Depth of 2.92 M

= Rs. 86.00 Per Sqm.
Rs. 4056.00 Per Sqm.

69.11 Sqm. @ Rs. 4056.00 Per Sqm.

Rs. 2,80,310.00

Add 8% towards electrification

Rs. 22,425.00

2. **Ghat (Fl.ht. 2.82M):**

Specifications:

Brick masonry walls duly plastered with
C.M., Jack arch roofing, stone chaukhat
of doors & windows, teak / flush door
shutters of doors & windows, baroda
green stone flooring with electrification,
water supply and sanitary installation.

Plinth area - 70.63 Sqm.

P.A. rate as per C.P.W.D. specifications

and schedule of rates as on 01.01.1992

for office type building of

Fl. Ht. 3.35 M

= Rs. 2595.0 Per Sam.

Deduct for less

Fl. Ht. of 0.53 M

(-) = Rs. 132.50 Per Sqm.
Rs. 2462.50 Per Sqm.

As on 31.03.2004 on C.I. 209.

The P.A. rate comes to

Rs. 2462.50 x 209/100

= Rs. 5147.00 Per Sqm.

70.63 Sqm. @ Rs. 5147.00 Per Sqm.

Rs. 3,63,533.00

Add 22% towards water supply,

Electrification & sanitary installation

Rs. 79,977.00



3. **Ground floor accommodation (Fl.ht. 3.90M):**

Specifications:

Brick masonry walls duly plastered with C.M., Jack arch roofing, stone chaukhat of doors & windows, teak wood shutters of door shutters of doors & windows, baroda green/Jaisalmer yellow/ marble stone flooring with electrification, water supply and sanitary installation.

Plinth area – 499.74 Sqm.

P.A. rate as per C.P.W.D. specifications and schedule of rates as on 01.01.1992 for four storeyed office type building of

Fl. Ht. 3.35 M

= Rs. 2740.0 Per Sqm.

Add for extra Fl. Ht.

0.55 M

= Rs. 137.50 Per Sqm.

Rs. 2877.50 Per Sqm.

As on 31.03.2004 on C.I. 209.

The P.A. rate comes to

Rs.2877.50 x 209/100

= Rs. 6014.00 Per Sqm.

499.74 Sqm. @ Rs. 6014.00 Per Sqm.

Rs. 30,05,436.00

4. **First floor accommodation (Fl.ht. 3.20M):**

Specifications:

Brick masonry walls duly plastered with C.M., Jack arch roofing, stone chaukhat of doors & windows, teak wood shutters of door shutters of doors & windows, baroda green/Jaisalmer yellow/ marble stone flooring with electrification, water supply and sanitary installation.

Plinth area – 499.74 Sqm.

P.A. rate as per C.P.W.D. specifications and schedule of rates as on 01.01.1992 for four storeyed office type building of

Fl. Ht. 3.35 M

= Rs. 2740.0 Per Sqm.

Deduct for less

Fl. Ht. of 0.15 M

(-) = Rs. 37.50 Per Sqm.

Rs. 2702.50 Per Sqm.

As on 31.03.2004 on C.I. 209.

The P.A. rate comes to

Rs.2702.50 x 209/100

= Rs. 5648.00 Per Sqm.

499.74 Sqm. @ Rs. 5648.00 Per Sqm.

Rs. 28,22,532.00

5. Second floor accommodation (Fl.ht. 3.20M):

Specifications:

Brick masonry walls duly plastered with C.M., Jack arch roofing, stone chaukhat of doors & windows, teak wood shutters of door shutters of doors & windows, baroda green/Jaisalmer yellow/ marble stone flooring with electrification, water supply and sanitary installation.

Plinth area - 456.44 Sqm.

P.A. rate as per C.P.W.D. specifications

and schedule of rates as on 01.01.1992

for four storeyed office type building of

Fl. Ht. 3.35 M

= Rs. 2740.0 Per Sqm.

Deduct for less

Fl. Ht. of 0.15 M

(-) = Rs. 37.50 Per Sqm.

Rs. 2702.50 Per Sqm.

As on 31.03.2004 on C.I. 209.

The P.A. rate comes to

Rs.2702.50 x 209/100

= Rs. 5648.00 Per Sqm.

456.44 Sqm. @ Rs. 5648.00 Per Sqm.

Rs. 25,77,973.00

6. Third floor accommodation (Fl.ht. 3.20M):

Specifications:

Brick masonry walls duly plastered with C.M., Jack arch roofing, stone chaukhat of doors & windows, teak wood shutters of door shutters of doors & windows, baroda green/Jaisalmer yellow/ marble stone flooring with electrification, water supply and sanitary installation.

Plinth area - 160.23 Sqm.

P.A. rate as per C.P.W.D. specifications
and schedule of rates as on 01.01.1992
for four storeyed office type building of
Fl. Ht. 3.35 M = Rs. 2740.0 Per Sqm.

Deduct for less
Fl. Ht. of 0.15 M (-) = Rs. 37.50 Per Sqm.
Rs. 2702.50 Per Sqm.

As on 31.03.2004 on C.I. 209.
The P.A. rate comes to
Rs. 2702.50 x 209/100 = Rs. 5648.00 Per Sqm.

160 23 Sam. @ Rs. 5648.00 Per Sam. Rs. 9,04,979.00

Add 22.50% towards electrification,
water supply & sanitary installation Rs. 93,10,920.00

+ Rs. 20,94,957.00

7. Watchman cabin (Fl. ht. 3.20M):
Specification: -
Same as above but kota stone flooring
(ver. Type construction).

- i) Ground floor: -
Plinth area - 19.12 Sqm.
@ Rs. 1985.00 Per Sqm.

Rs. 37,953.00

- ii) First floor: -
Plinth area - 19.12 Sqm.
@ Rs. 1985.00 Per Sqm.

Rs. 37,953.00

Rs. 75,906.00

+ Rs. 6,072.00

Rs. 5,000.00

Add 8% towards electrification

8. M.S. Gate 1 No L.S.

9. Baroda green /Jaisalmer yellow /marble
stone flooring other than specification.

1686.78 Sqm.. @ Rs. 1000.00 Per Sqm.

Rs. 16,86,780.00

Rs. 1,39,25,880.00

Add 10% towards superior fittings & fixtures and architectural work.

Rs. 13,92,588.00

Rs. 1,53,18,468.00

Deduct depreciation @ 20% for the passed life of the building in consideration of its physical condition, upkeep & maintenance.

i.e. 20% of Rs. 1,53,18,468.00

(-) Rs. 30,63,694.00

Depreciated value of building

Rs. 1,22,54,774.00

SUMMARY

A. Value of land

Rs. 32,06,835.00

B. Value of building

Rs. 1,22,54,774.00

Total = Rs. 1,54,61,609.00

Say = Rs. 154.62 Lac

I therefore, assess the fair market value of the premises for Rs. 154.62 Lac. (Rupees One Hundred Fifty Four Lac Sixty Two Thousand only) which is fair and reasonable.

(Er. P. P. SINGH)
Regd. Valuer
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