

ABHISHEK GUPTA
B.Arch, A.I.V.

COA APPROVED ARCHITECT

de design studio
Architect, Planner & Valuer

APPROVED VALUER - A:24285
PANEL VALUER OF BANKS

RE-VALUATION REPORT

Ref No. - dds/BR/2018/181a

to,
The AGM,
SBI,
Sector - 5, BRANCH PREMISES,
JALPAIGURI, RANIPUR,
HARIDWAR

Dated: Aug 17th 2018

Name of Registered Valuer : Abhishek Gupta
Registration No. : A: 24285
Valuation : For Land Only
Name of Customer/ Borrowal unit : Mr. Satish Arora & Mrs. Praveen Arora

1.	Customer Details				
	Name	Owner/ Customers : Mr, Satish Arora S/o Mr. Deshraj Arora & Mrs. Praveen Arora W/o Mr. Satish Arora			Apl. No.
		Proposed Purchaser : NA			
2.	Property Details				
	Address	Plot No.- C- 1, Harilok Awasiye Yojna, Jwalapur, Paragana Jwalapur, Tehsil & Distt. Haridwar			
	Nearby Landmark				
3.	Document Details				
	Layout Plan	Yes / No	Yes	Name of Approving Authority	Approval No.
	Building Plan	Yes / No	No		
	Construction Permission	Yes / No			
	Legal Documents	Yes / No	Yes	List of documents	Sale Deed Previous Valuation Report by M/s RK Associates dated 19-04-2017 Site Layout drawing
Notes: Mr. Aeron is available on the time of visit. Data mentioned in the report are from the reference of the previous report given. Valuation of the Land is as/ per the market approach study in the near- by area.					



Office Address - de design studio, E-2, Hotel Shaurya, New Model Colony, Ranipur More, Haridwar, U.K. - 249401

4. Physical Details									
Adjoining Properties (As per Document)		East: Shop H.D.A.		West: Other Property		North: Road 12 Mt. Wd.		South: Other Property	
(As per Site)		East: Shop H.D.A.		West: Other Property		North: Road 12 Mt. Wd.		South: Other Property	
Matching of Boundaries		Yes	Plot Demarcated	Yes	Approved Land use	Commercial		Type of Property	Vacant Plot
No. of Rooms	Living/ Dining		Bedrooms		Toilets			Kitchen	
Total No. of Floors		Floor on which the Property is located		Approx. Age of the property		Vacant Plot		Residual Age of the property	Vacant Plot
				Approx. Year of construction		Vacant Plot		Type of Structure	Vacant Plot
5. Tenure/ Occupancy Details:									
Status of Tenure		Owned/ Rented		No of years of Occupancy		Relationship of Tenant or Owner			
Residence		Owner		NA		NA			
6. Stage of Construction									
Stage of Construction		Under Construction		If under construction, extent of construction		Relationship of Tenant or Owner			
Vacant Plot		NA							
7. Violation if any observed									
Nature and extent of violations				NA					
8. Area Details of the Property									
Site Area	742.65 Sq M (As /per the layout Registry Map) & 756.50 Sq M (As/per the correction Deed)	Plinth Area	NA	Carpet Area	NA	Saleable Area/ Covered Area	NA	Remarks	



9. Valuation						
Market Rate Value of the Property :						
Sl. No.	Description	Area	Unit	Rate (Rs.)	Amount	
i.	a) Land	742.65	Sq M	54800/-	-	Rs. 4,06,97,220/-
	b) Building					
Total Present Market Value					-	-
ii.	Present Realizable Value of the Property					Rs. 4,06,97,220/-
					=	Rs. 3,66,00,000/-
Guideline Value / Value of IP as per Circle rates (Rupees Three Crore Sixty Six lakh only)						
Description	Area	Unit	Rate (Rs.)	Multiple Factor	Amount (Rs.)	
Land - Valuation for Residential (Non-Agri) Page - 3, S.No. - 6(4), Circle Rate - 12/01/18	742.65	Sq M	22500/-	NA	-	Rs. 1,67,09,625/-
Building	-	-	-	-	-	-
Guideline (Circle) Value of Property					=	Rs. 1,67,09,625/-
Distress Sale Value of Property					=	Rs. 2,93,00,000/-
10. Assumptions / Remarks	i. Qualification in TIR/ Mitigation suggested, if any. NA ii. Property is SARFAESI complaint: Yes iii. Whether property belong to social infrastructure like hospital, school, old age home, etc. - No iv. Whether entire piece of land on which the unit is setup/ property is situated has been mortgaged or to be mortgaged : Yes v. Details of last two transactions in the locality/ area to be provided if available: NA vi. Any other aspect which has relevance on the value of marketability of the property. NA					
11. Declaration	i. The property was inspected by the undersigned ii. The undersigned does not have any direct/ indirect interest in the above property. iii. The information furnished here in is true and correct to the best of our knowledge.					
12. Name, Address & Signature of Valuer	Ar. Abhishek Gupta, De Design Studio, F-2, Hotel Shaurya, New Model Colony, Ranipur More, Haridwar, U.K.		Signature of the Valuer		Date of Inspection/ Valuation 16-08-2018	
13. List of Documents Enclosed	Location Map/ Key Plan/ Circle Rate List, Google Snap					
14. Number of Photographs Enclosed	2 Photos					
15. Location	29° 55' 0"N, 78° 6' 2" E					

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 Tel. No. - +91 800 6777767, +91 1331 690013 Email Id- dds7767@gmail.com

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We concur with the valuation
 direct engineers confirm reasonable