

VASTUSHILP CONSULTANTS

ARCHITECTS * INTERIOR DESIGNERS * GOVT. REGISTERED VALUERS

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To,

The Branch Manager

State Bank of India

Branch Name :- BHEL Ranipur,

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING) (To be filled in by the Approved Valuer)

I.	GENERAL	Vr. Dinesh Kumar Jain
Sl.No.	Name of Panel Valuer	
1	Purpose for which the valuation is made	To assess market value for loan State Bank of India, Ranipur
2	a) Date of inspection	05-03-2020
	b) Date on which the valuation is made	06-03-2020
3	List of documents provided by bank for	Copy of Lease Deed No. 12141 / 13-11-2006
4	Name of person accompanied	Sh. Ashish Gupta, aadhar No. 2631 1187 6550
5	Name of the owner's and his/their address (es) with phone No. (Details of share in case of joint ownership)	Smt. Aashi Gupta W/o Sh. Ashish Gupta Plot No. D-29, Industrial Area Bahadrabad Tehsil & Distt Haridwar
6	Breif description of the property	Industrial (Lease Hold)
7	Location of the property a) Plot No./Survey No. b) T.S.No./Village c) Ward/Taluka d) Mandal/District	Industrial Area Bahadrabad Plot No. D-29, Industrial Area Bahadrabad Industrial Area Bahadrabad Jwalapur Haridwar
8	Postal Address of the property	Smt. Aashi Gupta W/o Sh. Ashish Gupta Plot No. D-29, Industrial Area Bahadrabad Tehsil & Distt Haridwar
9	City/Town Residential area Commercial area Industrial Area	-- -- Industrail Area
10	Classification of the area i) High/Middle/Poor ii) Urban/Semi-urban/Rural	Middle class Semi-urban
11	Coming under Corporation limit/Village Panchayat/Municipality	SIDA
12	Whether covered under any State/Central Govt. enactment(e.g.Urban Land Celing Act) area/cantonmet area	NA
13	In case it is an agricultural land,any conversion to house site plotes is contemplated.	NA

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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, 100 KOTAKS, 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, J&K BANK, UTTARAKHAND STATE COOPERATIVE BANK LTD., BANK OF BARODA, INSOLVENCY AND BANKRUPTCY BOARD OF INDIA

		(As per Deed)	(As per Site)
14	Boundaries of the property.		
	North	Plot No. E44 & 45	Plot No. E-44 & 45
	South	Road 24.00 M Wd	Road 24.00 M Wd
	East	Plot No. D-30	Plot No. D-30
	West	Plot No. D-28	Plot No. D-28
15	Dimension of the site	(As per Deed)	(As per Site)
	North	59.65 M	60.00 M
	South	59.65 M	60.00 M
	East	30.00 M	30.00 M
	West	30.00 M	30.00 M
16	Latitude, Longitude and Coordinates of the site	29° 55' 05" N	78° 03' 32" E
17 (a)	Extent of the area (As per Deed)	1787.00	Sqm
17 (b)	Extent of the area (As per Site)	1800.00	Sqm
17 (c)	Extent of the site considered for valuation (least of 17 a and 17 b)	1787.00	Sqm
18	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	Owner Rs.	
II. CHARACTERISTICS OF THE SITE			
1	Classification of locality	Expending	
2	Development of surrounding areas	Unadequate	
3	Possibility of frequent flooding	Yes	
4	Feasibility of the civic amenities like school, hospital, bus stop, market etc.	With in 2 Km.	
5	Level of land with topographical conditions	Level	
6	Shape of land	Rectangular	
7	Type of use to which it can be put.	Industrial	
8	Any usage restriction	It should be Industrial	
9	Is plot in Town planning approved layout	No	
10	Corner plot or intermittent plot	Intermittent	
11	Road facilities	Yes	
12	Type of road available at present	CC.road	
13	Width of road-is it below 20 ft. or more than 20 ft. wide	More than 6.09 M Wd	
14	Is it a land-locked land	No.	
15	Water potentiality	Yes	
16	Underground sewerage system	No	
17	Power supply is available in the site	Yes	
18	Advantage of the site	No	
19	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)	Nil	

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PART - A (Valuation of land)		Consideration for Valuation	
1	Size of plot		59.65 M
	North		59.65 M
	South		30.00 M
	East		30.00 M
	West		
2	Total extent of the plot	1787.00	Sqm
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 8000 - 10000	/- per Sqm
4	Guideline rate obtained from the Registrar's office (an evidence there of to be enclosed)	Rs. 9500.00	per Sqm for Residential
	Circle Rate of Building	Rs. 3812.00	per Sqm for Industrial
5	Assessed/adopted rate of valuation	Rs. 10000.00	Per Sqm
6	Estimated value of land	Rs. 9500.00	Sqm
		Rs. 16976500.00	
PART - B (Valuation of Building)			
1	TECHNICAL DETAILS OF THE BUILDING		
a.	Type of building		RCC Framed / Steel Framed
b.	Type of construction/year		"B", 1997 Complete
c.	Age of the building	22	Year
d.	Residual Life	48	Year
e.	Numbers of floors and height of each floor		Two, 3.04 M
f.	Plinth area floorwise,		Details are given below
	Ground Floor	372.00	Sqm
	Ground Floor-1	280.00	Sqm
	Ground Floor-2	111.00	Sqm
	Ground Floor-3	100.00	Sqm
	Ground Floor - 4	185.00	Sqm
	First Floor - 1	50.00	Sqm
g.	Condition of the building		
	i) Exterior		Ordinary
	ii) Interior		Ordinary
h.	Date of issue and validity of layout of approved map / plan		Details Not Available
i.	Approved map / plan issuing authority		Details Not Available
j.	Whether genuineness or authenticity of approved map / plan is verified		Details Not Available
k.	Any other comments by our empanelled valuers on authentic of approved plan		Details Not Available

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SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :-

Sl. No.	Description	Ground Floor	First Floor
1	Foundation	Brick	NA
2	Basement	NA	NA
3	Superstructure	Brick	Brick
4	Joinery/door and windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Steel	Steel
5	RCC work	RCC / ACC	RCC
6	Plastering	Cement	Cement
7	Flooring, Skirting, dadoing	PCC	PCC
8	Special finish as marble, granite, wooden	No	No.
9	Roofing including weather proof course	No	No.
10	Drainage	Soak Pit	No.

Sl. No.	Description	
2	COMPOUND WALL	: Yes
	Height,	: 3.0 M
	Length	: 40.0 M
	Type of construction	: Brick Wall
3	ELECTRICAL INSTALLATION	: Yes
	Type of wiring	: Surface
	Class fittings (Superior / Ordinary / Poor)	: Ordinary
	Number of light points	: 40
	Fan points	: 6
	Spare plug points	: 6
	Any others item	: --
4	PLUMBING INSTALLATION	: Yes
a.	No. of water closers and their type	: 3
b.	No. of wash basin	: 3
c.	No. of urinals	: --
d.	No. of bath tubs	: --
e.	Water meters, taps etc	: --
f.	Any other fixtures	: --

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Details of Valuation

Sl. No.	Particulars of item	Plinth area Sq. ft.	Roof Ht M	Age of Building Years	Estimated Replacement Rate of cons.	Replacement cost	Depreciation 2.0%	Net value after de
1	Ground Floor	372.00	3.65	22	8000.00	2976000.00	1309440.00	1666560.00
2	Ground Floor-1	280.00	4.65	22	5000.00	1400000.00	616000.00	784000.00
3	Ground Floor-2	111.00	5.65	22	5000.00	555000.00	244200.00	310800.00
4	Ground Floor-3	100.00	6.65	22	8000.00	800000.00	352000.00	448000.00
5	Ground Floor - 4	185.00	7.65	22	4500.00	832500.00	366300.00	466200.00
6	First Floor - 1	50.00	8.65	22	8000.00	400000.00	176000.00	224000.00
Total		1098.00					Total	3899560.00

PART-C (Extra items)		(Amount in Rs.)
1	Portico	0.00
2	Ornamental front door	0.00
3	Sit out/varendah with steel grills	40000.00
4	Overhead water tank / Bore Well	0.00
5	Extra steel/collapsible gates	40000.00
Total		40000.00

PART-D (Armenities)		(Amount in Rs.)
1	Wardrobes	0.00
2	Galzed tiles	0.00
3	Extra sinks and bath tub	0.00
4	Marble stone/ceramic tiles flooring	0.00
5	Interior decorations	0.00
6	Architectural elevation works	0.00
7	Aluminium works	0.00
8	Aluminium hand rails	0.00
9	Panelling works	0.00
10	False ceiling	0.00
Total		0.00

PART-E (Miscellaneous)		(Amount in Rs.)
1	Separate toilet room	0.00
2	Separate labour room	0.00
3	Separate water tank/sump	0.00
4	Tress, gardening	0.00
Total		0.00

PART-F (Service)		(Amount in Rs.)
1	Water supply arrangements	125000.00
2	Drainage arrangements	25000.00
3	Compound Wall	60000.00
4	E.B. deposits, fitting etc.	50000.00
5	Pavement	200000.00
Total		460000.00

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TOTAL ABSTRACT OF THE PROPERTY

Part - A	Land	:		16976500.00
Part - B	Building	:		3899560.00
Part - C	Extra items	:		40000.00
Part - D	Amenities	:		0.00
Part - E	Miscellaneous	:		0.00
Part - F	Services	:		460000.00
Present value				21376060.00
Is it a marketable property			:	21376060.00
If yes	a	Factors influcing for a higher value	:(+)value of Machines list attached	0.00
	b	Factor affecting the marketability	: -	0.00
Market value = present value			: +/-	21376060.00
Deduct for Lease Land			: -	1400000.00
			:	Total Rs. 19976060.00
				Say Rs. 20000000.00
				Realisable Value Rs. 17000000.00
				Distress Value Rs. 16000000.00
				Circle Rate Value (Land + Building) Rs. 14621564.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 20000000.00 (Rupees Two Crore Only). The Realisable value of the above property is Rs. 17000000.00 (Rupees One Crore Seventy Lac Only). The book value of the above property as on 06-03-2020 is Rs. 14621564.00 (Rupees One Crore Forty Six Lac Twenty One Thousand Five Hundred Sixty Four Only). and the distress value Rs. 16000000.00 (Rupees One Crore Sixty Lac Only).

Place :- Haridwar

Date 06-03-2020

Signature
(Name and Official seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report dated _____
_____ on _____. We are satisfied that the fair and reasonable market value
of the property is Rs. _____ (Rupees _____ Only).

Signature
(Name of the Branch Manager with Official seal)

Date :-

Encl:-

- 1) Declaration-cum-undertaking from the valuer (Annexure-IV)
- 2) Model code of conduct for valuer (Annexure V)

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Aerial Photographs & Location Map :-

