

Govt. Approved VALUER
Regn. No.: 24/2004-2005

dated 21.03.2018

VII-Rajpur Road Branch/17-18

PROFORMA VALUATION REPORT

(All the column hereunder have to filled up with, relevant particulars. Wherever not applicable/available they have to be so stated specifically)

- | | | |
|---|---|--|
| 1 | Purpose of Valuation | To Assess the fair market value for bank loan purpose. |
| 2 | Date of visit | 20 th March 2018. |
| 3 | Person/s accompanying/available at the site at the time of visit/ inspection/ valuation | Shri Laxman Prasad Bamrada. |
| 4 | (a) Complete address of the property | |
| | Survey Number/ Gat No. / Plot No. House No. | |
| | Carpet/Built up Area (Sq ft/ Sq. Meter, Acre, Guntas, Cents / Hectares) | |
| | Building Name | Property no.-3/1/3, |
| | House/Flat/Shop No. | -- |
| | Floor No. | -- |
| | Plot No. | -- |
| | Street Name/No. | Ambedkar Marg-II (D.L. Road), |
| | Stage/Sector No./Ward: | -- |
| | Latitude | 30.330939 |
| | Longitude | 78.061054 |
| | Village | -- |
| | Town | -- |
| | Taluka | -- |
| | District | Dehradun. |
| | State/Union Territory | Uttarakhand. |
| | Pin Code | 248001 |
| | Plot (bounded by): | |
| | By North | Shop of Shri Sagar Kapil. |
| | By South | Shop of Others. |
| | By East | Property of Shri Jamil Ahmed. |
| | By West | D.L. Road (Ambedkar Marg). |

(Survey number, Gut Number, Plot Number, as appearing in the revenue records, Flat No. House Number, Municipal Corporation /Gram Panchayat are to be specified and also the area of the immovable property as well as boundaries).

- | | | |
|-----|---|--|
| 5 | Title to the property | |
| (a) | Name and Address of the Owner | Shri Laxman Prasad Bamrada S/o Shri Chakradhar Prasad Bamrada. |
| (b) | Since how long owning the property | Since 13.09.2004 (Bearing Sale deed no.-6334). |
| (c) | Whether joint/co-ownership/ others (specify) | Single ownership. |
| (d) | In case of joint ownership please furnish shares of each owner and also whether the shares are undivided? | |
| (e) | Whether assessed to Wealth Tax - If so Wealth Tax paid | Owner to provide. |
| (f) | Corporation tax paid | N A |
| | (i) Amount | N A |
| | (ii) Year of Assessment | N A |
| | (iii) Date of Payment | N A |
| (g) | Agreements of easements if any and if so attach copies | N A |
| (h) | Restrictive Clauses as to uses, if any (whether Building use Certificate of the Corporation has been obtained etc.) | Yes, for commercial purpose. |
| 6 | (a) Location advantages/ disadvantages | Situated in D.L. road. |
| | (b) Classification of locality- Higher class/Middle Class/ Poor Class | Middle class. |
| | i. Civic Amenities | All amenities available at near by area. |
| | ii. Proximity to surface communication | All well connected to D.L. Road. |
| | iii. Distance from the city/ Municipal limits | Within municipal limits. |
| | iv. If the property is not within the City/ Town Municipal limits, then state the distance of the | N A |



Govt. Approved VALUER

Regn. No.: 24/2004-2005

- property from the
- (a) Municipal Office N A
- (b) Municipal Limits N A
- v. Disadvantages, if any to be specified N A
- 7 Title to the property Free hold.
- (a) Whether freehold N A
- (b) If not free hold, what is the unexpired period of the lease? N A
- (c) If lease hold, name of the lessor/Lessee, nature of lease, date of commencement and terms of renewal of lease N A
- (d) Rent per annum N A
- (e) Unearned increase payable to the lessor in the event of sale transfer N A
- 8 Type of the property --
- (a) Agricultural --
- (b) Industrial --
- (c) Residential (Flat/Apartment) (any restrictive clauses for sale etc. to be furnished) --
- (d) Commercial Ground floor shop (With roof right).
- (e) Institutional --
- (f) Others (specify) --
- 9 Property details
- (a) Year of acquisition/purchase of land 13.09.2004
- (b) Value/purchase price paid Rs. 2,20,000.00
- (c) Year of construction of superstructure/purchase of building The building was constructed in 1975-77 and is about 40 years old.
- (d) Number of floors/storeys Ground floor shop in double storey building.
- (e) Year of construction/purchase price --
- (f) Additions/improvements carried out if any - state briefly nature of additions/ improvements, total cost thereof Not required.
- (g) Rate and amount of depreciation 40 %, Rs. 46,848.00
- (h) Present written down value Rs. 16,33,434.00
- (i) Valuer's opinion regarding the present Condition/ state of building The shop is in good condition.
- (j) Estimated future life About 30 years.
- 10 (a) Area of land to be supported by a map showing shape, dimension and physical features As per sale deed the shop area is 9.76 sqm.
- (b) Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If so, give details. No
- (c) Area of building/constructed portion (state separately for factory admn, Building, Staff Quarters etc) 9.76 Sqm.
- (d) Type of construction Load bearing structure.
- (e) Service items available (list of all the items to be provided - such as lifts, bore-well, sump, embedded motors, DG Set, water supply, sanitary disposal systems canteen stores etc) Not available.
- 11 If the property is industrial -
- (a) State for what type of activity industry the premises is well suited Not applicable.
- (b) Sanctioned/connected power load Not applicable.
- (c) Type of activity presently going on at the premises Not applicable.
- 12 If the property is Residential flat/Apartment - If so the state
- (a) When the building was constructed Not applicable.
- (b) Whether full consideration has been paid proper title documents obtained and procedure for verification? Not applicable.
- (c) In which floor/storey flat is located Not applicable.
- 13 If the property is of a commercial type state



Govt. Approved VALUER

Regn. No.: 24/2004-2005

- (a) For what purpose the same is well suited (Office purpose/ business etc) The said property is a ground floor shop (With roof right).
Own commercial activity.
- ii) The present activity/business being conducted
- 14 If the property is agricultural - state Not applicable.
- (a) Whether dry or wet lands Not applicable.
- (b) Irrigation facilities available Not applicable.
- (c) Type of crops grown and annual yield/income in the previous year Not applicable.
- 15 Whether the building/property is constructed strictly according to the sanctioned plan - Details of variation noticed if any and effect of the same on the valuation to be dealt with specifically The building was constructed in 1975-77 and is about 40 years old.
- 16 Whether the property is self occupied or Tenanted/let out, if tenanted/let-out- Self occupied.
- (i) Since how long Not applicable.
- (ii) To how many tenants Not applicable.
- (iii) What is the total monthly income Not applicable.
- (iv) If partly owner occupied, specify portion and extent of area under owner occupation Not applicable.
- 17 Whether the said property was valued earlier? if so
- (a) Date of valuation --
- (b) Name and address of the Valuer --
- (c) Whether in the approved panel of the Bank --
- (d) Purpose of earlier valuation --
- (e) Basis of valuation --
- (f) Also submit/enclose a copy of the earlier valuation report --
- 18 Basis of present valuation The market rate
- (a) Present depreciated value 40 %, Rs. 46,848.00
- (b) Market value Rs. 16,33,434.00
- (c) Rate adopted Rs. 16,000.00 per sqft (Composite rate).
- (d) Basis for the adopted rates From near by area.
- (e) Whether the adopted rates are commensurate with the rates adopted by the Registrar's Office? in case of wide variation, please specify reasons --
- (f) Whether the adopted rates have any relationship with those adopted by the IT Department: No.
- (g) Whether the rates are based on prevalent rates in the area, if so, the basis for accepting the same N A
- 19 In case of increase in present valuation over the previous valuation, then furnish the specific reasons, basis for the increase in value and the details of variation
- Whether the building is insured, if so Not applicable.
- (a) For what value Not applicable.
- (b) Against what risks Not applicable.
- (c) Date of expiry of insurance Not applicable.
- 20 In case the Bank were to sell the property what would be the approximate realistic value (forced sale value) Rs. 13,88,419.00
- 21 Sources of information for arriving at the forced sale value The various important factors like the location, approach, surroundings, condition, replacement cost, depreciation and potential for marketability etc., the force sale value is considered as 85 % of the market value and the high fluctuating rate.

EVALUATION :

- i) The shop area is 9.76 sqm. A deduction of 40 % is considered for depreciation.
- ii) As the property is a shop, hence composite rate method is considered for computation of property. The composite rate of shop is considered as Rs. 16,000.00 per sqft i.e. Rs. 1,72,160.00 per sqm.
- iii) The specification of property are as below:-

Type	Load bearing structure.
Foundation	Presumably trench type foundation.
Superstructure	Plastered brick wall.
Roof	RB roof slab.
Height	The height is of 3.00 m.
Flooring	Plain cement flooring.



Er. Arvind Kaneri

B.E. (Civil), F.I.V.

Mob: 9927020903

01, Haripuram, GMS Road, Dehradun - 248 001

Govt. Approved VALUER
Regn. No.: 24/2004-2005

Sl no.	Items	Quantity	Rates	Amount
<u>Market Rate</u>				
Al	Shop area	9.76 sqm	Rs. 1,72,160.00	Rs. 16,80,282.00
	Less depreciation 40 % (0.40 x 12,000.00 x 9.76) (-)			Rs. 46,848.00
	Net cost of building after depreciation			Rs. 16,33,434.00
	Say Rs. 16,33,400.00			

(Rupees Sixteen Lakhs Thirty Three Thousand and Four Hundred only)

DECLARATION

I hereby declare that:

- The information furnished above is true to the best of my knowledge and belief;
- I have no direct and indirect interest in the property valued of Shri Laxman Prasad Bamrada.
- I inspected the property personally on 20th March 2018 in the address provided by you and mentioned in the document (sale deed, agreement for sale, copy of approved plan etc.) I hereby confirm that the relative property requested for valuation by you is located in the said address provided by you and I am herewith providing the sketch of route map of the property for identification of the location as requested for.
- I hereby certify that the residual economic life of the above property valued by me on 21st March 2018 as adduced from the present condition of the property inspected is 30 years.
- I have not been found guilty of misconduct if my professional capacity.
- The document produce for preparing the report are as below:-

- (1) Legal Opinion
- (2) Photocopy of Sale deed no.- 6334

dated 16.03.2018
dated 13.09.2004

Date: 21st March 2018
Place: DehraDun



Govt. Approved Valuer



Er. Arvind Kaneri

B.E. (Civil), F.I.V.

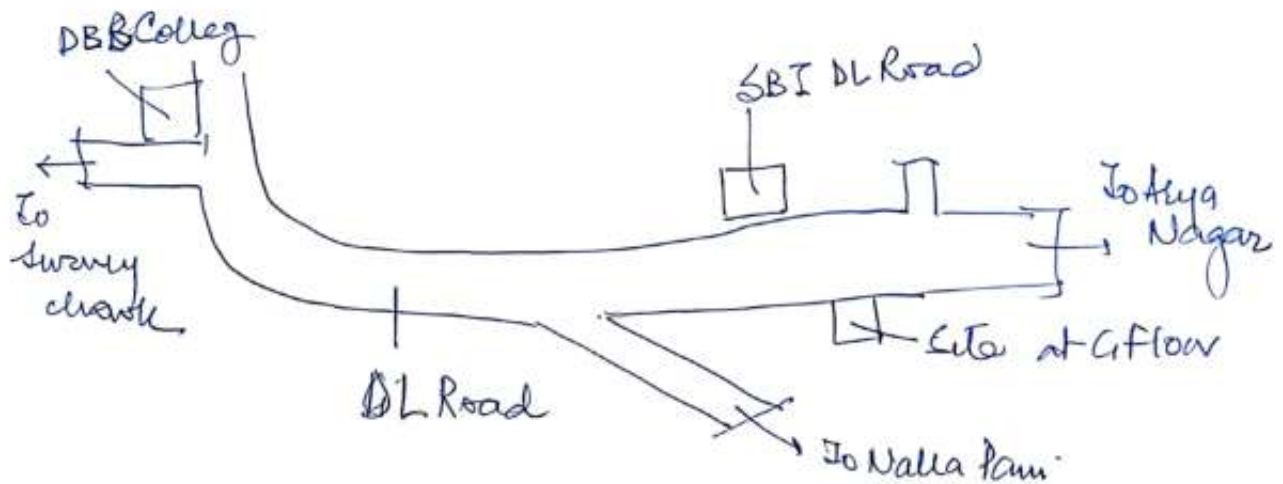
Mob: 9927020903

01, Haripuram, GMS Road, Dehradun - 248 001

Govt. Approved VALUER
Regn. No.: 24/2004-2005

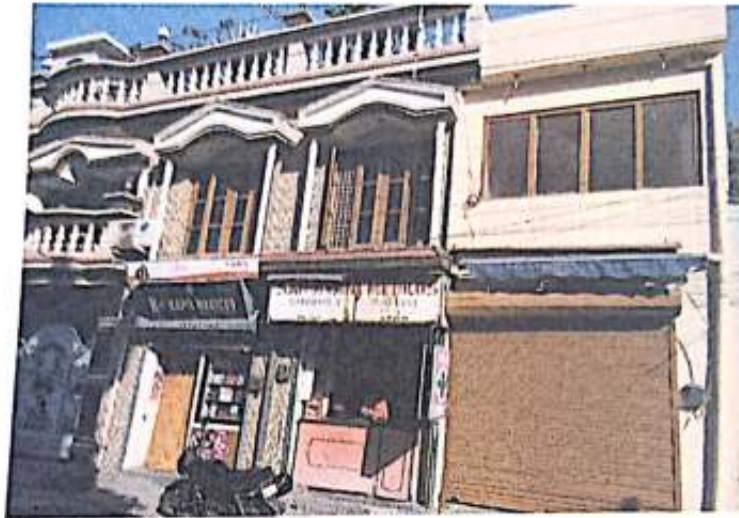
KEY PLAN
(Not to Scale)

Property of Shri Laxman Prasad Bamrada, property no: 3/1/3,
Ambedkar Marg II (DL Road), Dehradun.



Arvind Kaneri

Govt. Approved VALUER
Regn. No.: 24/2004-2005



Handwritten signature

Handwritten signature

