

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Panel Valuer : Punjab National Bank, S.B.I, Bank of Maharashtra, I.C.I.C.I Bank, Kotak Mahindra Bank
R.B.L Bank, L.I.C Housing Finance, India Bulls, Shri Ram Housing Magma Housing

Add. : Shop No.-1, 1ind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K)
Mob. : 9719104134, Email : ar.amitchauhan@gmail.com

Ref

Date 30/12/2019

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No.	Particulars	Content
I	Introduction	
1.	Name of Valuer	AMIT KUMAR CHAUHAN
2.	Date of Valuation	30-12-2019
3.	Purpose of Valuation	
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	Smt Munni Devi W/o Sh. Virendra Kumar
5.	Name of Bank/FI as applicable	PNB - Kankhal Branch
6.	Name of Developer of the Property (in case of developer built properties)	N.A
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner
II	Physical Characteristics of the Asset	
1.	Location of the property in the city	Residential property at- Khasra no- 630/1 , Gram Rawali Mehdood, Pargana Jwalapur, Tehsil & Distt Haridwar
2.	Municipal Ward No.	Khasra no- 630/1
3.	Postal address of the property	Residential property at- Khasra no- 630/1 , Gram Rawali Mehdood, Pargana Jwalapur, Tehsil & Distt Haridwar
4.	Latitude, Longitude and Coordinates of the site	29.938039,78.059753
5.	Area of the plot/land (supported by a plan)	(Sale Deed Area- 3692.6 Sqft) (As per Measurement Area - 1503.747 Sqft) (139.75 Sqmt)
6.	Layout plan of the area in which the property is located	N.A
7.	Development of surrounding areas	Developing area
8.	Details of Roads abutting the property	Yes (Road 9.0M Wide)


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9.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	H.R.D.A
10.	In case it is an agricultural land, any conversion to house site plots is contemplated	Open Plot (Residential)
11.	Demarcation of the property under valuation on a neighbour hood layout map	Yes
12.	Description of Adjoining properties (as per site)	East :-23'-0"(Other's Property) West :-22'-6"(Road 9 M wide) North:-68'-7.5"(Other's Property) South:-60'-01"(Other's Property)
13.	Survey no. if any	N.A
14.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details.	Open Plot

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	full details of specifications to be appended along with building plans and elevations	N.A
15.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Open Plot (Residential)
16.	Any other aspect	N.A
iii.	Town Planning Parameters	
1.	Master plan provisions related to the property in terms of land use	Residential (Open Plot)
2.	Planning area/zone	For Residential purpose
3.	Development controls	Developing area
4.	Zoning regulations	Mixed Area
5.	FAR/FSI permitted and consumed	N.A (Open Plot)
6.	Ground coverage	N.A (Open Plot)
7.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz setbacks, height restrictions, etc.	Open Plot (Residential)
8.	Comment on surrounding land uses and adjoining properties in terms of usage	Mixed area (commercial cum residential area)
9.	Comment on unauthorized constructions if any	N.A
10.	Comment on demolition proceedings if any	N.A
11.	Comment on compounding/ regularization proceedings	N.A
12.	Comment on whether OC has been issued or not	N.A
13.	Any other aspect	N.A
iv.	Legal Aspects	N.A
1.	Ownership documents,	Sale Deed
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	Smt Munni Devi W/o Sh. Virendra Kumar
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	NA
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification,	N.A
6.	Details of leases if any,	N.A
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold property
8.	Agreements of easements if any,	N.A
9.	Notification for acquisition if any,	N.A
10.	Notification for road widening if any,	N.A
11.	Possibility of frequent flooding / sub-merging	N.A
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or	N.A


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	applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	N.A
13.	Heritage restrictions if any. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	N.A
14.	Comment on transferability of the property ownership.	N.A
15.	Comment on existing mortgages/charges/encumbrances on the property if any	N.A
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	NA
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Open Plot
18.	Any other aspect	N.A
V	Economic aspects	N.A
1.	Details of ground rent payable.	N.A
2.	Details of monthly rents being received if any.	N.A
3.	Taxes and other outgoings.	N.A
4.	Property insurance.	N.A
5.	Monthly maintenance charges.	N.A
6.	Security charges, etc	N.A
7.	Any other aspect	N.A
VI	Socio-cultural aspects	N.A
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Good
VII	Functional and Utilitarian Aspects	N.A
	Description of the functionality and utility of the assets in terms of :	
	1. Space allocation,	Open Plot
	2. Storage spaces,	Open Plot
	3. Utility of spaces provided within the building,	Open Plot
	4. Any other aspect	N.A
VIII	Infrastructure Availability	N.A
	a)Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes
	2. Sewerage/sanitation	Yes
	3. Storm water drainage	Yes

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	b)Description of other physical infrastructure facilities viz.	
	1 Solid waste management	Yes
	2 Electricity	Yes
	3 Roads & Public transportation connectivity	Yes
	4 Availability of other public utilities nearby	Yes
	c)Social infrastructure in terms of	
	1. Schools	Yes
	2. Medical facilities	Yes
	3. Recreation facilities in terms of parks and open spaces.	Yes
IX	Marketability	
	Analysis of the market for the property in terms of	
	1. Locational attributes	
	2. Scarcity	Opposite Primary School -2 N.A
	3. Demand and supply of the kind of subject property.	Good
	4. Comparable sale prices in the locality.	
X	Engineering and Technology Aspects	
1.	Type of construction,	Open Plot
2.	Materials and technology used,	Open Plot
3.	Specifications,	Open Plot
4.	Maintenance issues	Open Plot
5.	Age of the building	Open Plot
6.	Total life of the building.	Open Plot
7.	Extent of deterioration,	Open Plot
8.	Structural safety	N.A
9.	Protection against natural disasters viz. earthquakes,	Open Plot
10.	Visible damage in the building if any,	Open Plot
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Open Plot
12.	System of air-conditioning,	Open Plot
13.	Provision for fire fighting,	Open Plot
	Copies of plans and elevations of the building to be included.	
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	Open Plot
2.	Provision for rain water harvesting,	N.A
3.	Use of solar heating and lighting systems, etc.	N.A
	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	
XII	Architectural and aesthetic quality	

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i	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Open Plot
XIII	Valuation	
1	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>	<p>Land & building method</p> <p>Annexure Attached</p> <p>Annexure Attached</p>

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs.33,08,243/- (Rupees Thirty Three lakh Eight Hundred Two Forty Three only). (Prevailing market rate along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- i. Date of purchase of immovable property: N.A
- ii. Purchase Price of immovable property: N.A
- iii. Book value of immovable property: N.A
- iv. Realizable Value of immovable property: -28,12,006.55/-
- v. Distress Sale Value of immovable property:-24,81,182.25/-
- vi. Guideline Value (value as per Circle Rates), if applicable, in the area where immovable property is situated. 12,29,800/-

Place: Haridwar

Date: 30/12/2019

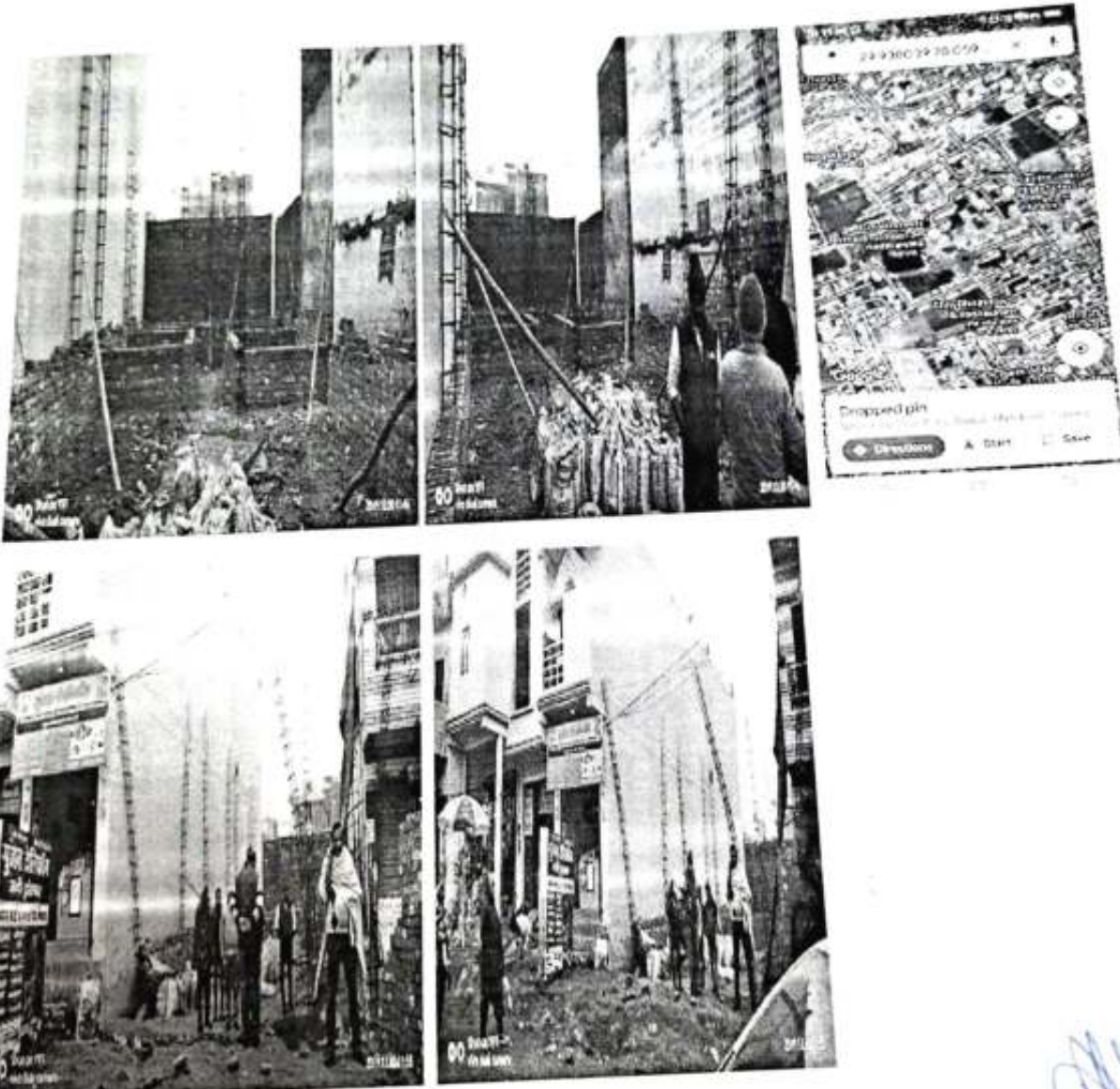


Signature
(Name and Official seal of the
Approved Val

zEncl:

1. Declaration from the valuer – appendix iv
2. Model code of conduct for valuer - appendix v
3. Photograph of owner with the property in the background
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.
5. Layout plan of the area in which the property is located
6. Building plan
7. Floor plan

Any other relevant documents/extracts



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