

Contact No. & Name -
Amarnath 9717105090

Verma,

Realisable Values

Valuers for immovable property

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STATE BANK OF INDIA
MAYAPURI BRANCH, NEW DELHI

VALUATION REPORT
(IN RESPECT OF LAND & BUILDING)
(TO be filled by approved Valuer)

KALHA

Name of Customer(s)/Borrower Units: **AMARNATHA VERMA**

1	Application No.	--										
2	Property Details											
	Address	Flat No. AL/306, 5 th floor, Alaknanda Appts., Q-Block, River View Enclave, Sect.-4, Gomtinagar Extn., Lucknow.										
	Nearby Landmark/Google Map Independent access to the property	Near Betwa Appts.										
	 Compass 26°40'58"N 81°08'E GPS DATA Latitude: 26°43'28.42" Longitude: 81°00'22.71" Horizontal accuracy: 17.54 m Altitude (above WGS84 ellipsoid): 49.41 m MAGNETIC FIELD Strength: 49.00 μT SENSOR STATUS Accelerometer:  Magnetic field: 											
3	Document Details	<table border="1"> <tr> <td>Name of Approving Authority</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Layout Plan</td> <td>Not</td> <td>Approval</td> <td>NA</td> </tr> </table>			Name of Approving Authority				Layout Plan	Not	Approval	NA
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Layout Plan	Not	Approval	NA									

KALHA KANT HATH
Category-1/354/2012

AMARNATHA VERMA : Page 1 of 1

Building Plan	Provided	No.	
Construction Permission	Not Provided	Approval No.	NA
Legal Document	Not Provided	Approval No.	NA
4 Physical Details	Yes	List of Documents: Copy of Deed	
Adjoining Properties	As per Deed		As Actual
	Adjoining On Top At Bottom	Flat No. AL/305 Flat No. AL/406 Flat No. AL/206	Adjoining On Top At Bottom Flat No. AL/305 Flat No. AL/406 Flat No. AL/206
Matching of Boundaries	Yes Matching	Plot Demarcated	Yes
No of Rooms	Living/ Dining	1 + 1 dining	Bed Rooms
Total No. of Floors	10	Floor on which the Property is Located	9 th floor
			Appr ox. Age of the Prop erty
			02 years
			Residual Age of the Property
			68 years
			R.C.C. with R.C.C. Frame structure
5 Tenure/Occupancy Details	Status of Tenure	Owners Possession	NA
			Relationship of Tenant or Owner
			NA
6 Stage of Construction	Stage of Construction	Completed	The quality of construction work is Good
7 Violations if any observed	N.A.		
8 Area Details of the Property	Site/Sup. Area	121.79 SQMT	Plinth Area
			Carpet Area
			NA
			Built up Area
			104.956 SQMT
9 Valuation	D.M Circle Rate is Rs.26,000/- per SQMT		
	Market Rate is Rs.49,000/- to Rs.51,000/- per SQMT so adopted rate is Rs.50,000/- per SQMT		
	Guideline Value		
	121.79 SQFT @ 26,000/- per SQMT		
	Total Guideline Value		
	Rs.31,66,540/-		
	Rs.31,66,540/-		

As per Market Rate			
Market Value of the Flat: 121.79 SQMT @ 50,000/- per SQMT		Rs.60,89,500/-	
Fair Market Value of the Property Say		Rs.60,89,500/- Rs.60,90,000/-	
Realizable Value of the Property Say		Rs.54,81,000/- Rs.54,81,000/-	
Distress Value of the Property Say		Rs.48,72,000/- Rs.48,72,000/-	
10	Assumptions/ Remarks	Qualification in TIR/Mitigation suggested, if any	NA
		Property is SARFAESI complaint	YES
		Whether Property belongs to social infrastructure like Hospital, School, Old Age Home etc.	NO
		Whether entire piece of the Land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	YES
		Details of last two transactions in the locality/area to be provided, if available	NA
		Any other aspect which has relevance on the value or marketability of the property. Actual area may vary a little as area taken as per measurements of the flat.	--
11	Declaration	i. The Property was inspected by the undersigned on 05-01-2019 ii. The undersigned does not have any direct/indirect interest in the above Property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank	
12	Name, address & Signature of Valuer with Wealth Tax/ Registration No.	 KALHAN KANT KAUL Category 4/354/2017	Date of Valuation: 06-01-2019 Place - Lucknow
13	Enclosures Documents & Photographs (Geo-stamping with date etc.)	PHOTOGRAPHS	



KALHAN KANT KAU
Category-1/354/2017