

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, Yes Bank

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

Ref. No. Hm-9

Date 31.7.2017

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "INDUSTRIAL LAND"

Name of Registered Valuer: AR. AMIT KUMAR CHAUHAN

Registration No.: 4/2013-14
(With State Commissioner of Income Tax)

1 Customer Details				
Name :-		1) Sh. Jiyaurrehamn S/O Sh. Fajlurrahman		Apl. No.
CaseType :-				
2 Asset Details				
Address :-		Industrial plot at Khasra no- 144, Village Thathaula, Pargana Manglor, Tehsil Roorkee, Distt. Haridwar, Ultrakhand		
Nearby Landmark		Glass factory, Landhaura		
3 Document Details :-				
Layout Plan	Yes / No	No	Name of Approving Authority	Approval No.
Building Plan	Yes / No	No	H.R.D.A/S.I.D.A	
Construction Permission	Yes / No	No		
Legal Documents	Yes / No	YES	List of Documents	1) Photocopy of Sale Deed no- 1794 on dated 19/02/2016 Area of land = 920.00 sq.mt
4 Physical Details				
Adjoining Properties	East :	West :	North :	South :
	Property of Sazid	Property of Mohammad Imtiyaz	House of Sh. Akbar	Road 25'-0" wide

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(B-ARCH)

REGD. VALUER F-20584
PANEL VALUER (L.I.C.) DDV0017
INCOME TAX VALUER
REGD. No. A/2013-2014

Matching of Boundaries		N.A	Plot Demarcated	Yes	Approved land use	Industrial	Type of Property	open land
No. of rooms	Living / dining	N.A	Bed Rooms	N.A	Toilets	N.A	Kitchen	N.A
Total no. of Floors	N.A	Floor on which the property is located	N.A	Approx. Age of the property (in years)	N.A	Residual life of the property (Approx. in years)		N.A
				Approx. Year of construction	N.A	Type of structure :-		Land is Vacant
				Approx. Year of renovation	N.A			
5 Tenure/ Occupancy Details : - N.A								
Status of tenure			N.A	No. of years of Occupancy		N.A	Relationship of tenant to owner	N.A
6 Stage of Construction:-								
Stage of Construction:-			OPEN LAND			If under construction, extent of completion		N.A
7 physical Details								
Nature and extent of violations					N.A.			
8 Area Details of the Property (SQ.FT.)								
Site Area	9899.20	Plinth area G.F.(permissible)	N.A	Carpet area	N.A	Saleable area	N.A	Remarks
								OPEN LAND
9 Valuation								
Market rate value of the property :- (2019)								
Sl. No.	Description	Roofing / flooring / joinery	Area	Unit	Rate (Rs.)	Depre. Factor		Amount (Rs.)
1	Present market value of land	N.A.	9899.20	Sq.ft	145.00	N.A.	=	1435384.00
	Present market value of the property							= 1435384.00
	Present realizable value of the property 85%							= 1220076.40
	Present distress value of the property 75%							= 1076538.00
Guideline value / value of IP as per Circle rates (2018)								
Sl. No.	Description	Area	Unit	Rate (Rs.)	Multip. Factor			Amount (Rs.)
1	Value of land (Page no. -22 Sl. no. 10 (Tra), 22 Col. (Thathaula Manglor	920.00	Sq.m.	2400.00	1.05	=		2318400.00
	9899.20 / 10.76 = 920.00	N.A	N.A	N.A	N.A			N.A
2	Value of R.C.C. construction	N.A	Sq.m.	N.A	N.A	=		N.A

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	/ 10.76 = 0.00		
	Value of I.P. as per circle rate	=	2318400.00
10	Assumptions / Remarks	The land rates are taken as per discussions with local property consultants.	
11	Declaration	1) The property was inspected by the undersigned on 29-07-2019 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished here in is true and correct to the best of our knowledge.	
12	Name, address & signature of valuer	AR. AMIT KUMAR CHAUHAN HOME MAKERS SHOP NO. 1, SECOND FLOOR , KRISHNA COMPLEX, RANIPUR MORE, HARDWAR - 249407	Signature of valuer  AR. AMIT KUMAR CHAUHAN (B-ARCH) REGD. VALUER F-20584 PANEL VALUER (I.C.) DDV0017 INCOME TAX VALUER REGD. No.-4/2013-2014
13	List of Documents enclosed	COPY OF SALE DEED	
14	List of Photo enclosed:-	4 photos, Location map	

7.	ख	16. लण्डौरा बाहर नगरपालिका	40.00	3300	13300	23950	18750	11000	10000
8.	ज	17. कल्याणपुर चर्क नारसन कलां	40.00						
		18. कुलचन्दी	40.00	3030	13030	23630	9430	11000	10000
		19. लखनीला	32.00						
9.	झ	20. रामनगर	26.00	2600	12600	25550	20250	11000	10000
10	ञ	21. शिकारपुर	30.00						
		22. थायाला	30.00						
		23. भगवानपुर चन्दनपुर	32.00						
		24. पौरपुरा	32.00						
		25. कोटवाल आलमपुर	30.00						
		26. शेरपुर खेतमउ	30.00						
		27. लाउरदेवा हूण	30.00	2400	12400	24200	19800	11000	10000
		28. गदरजुडडा	32.00						
		29. खुण्डी	30.00						
		30. थोथकी कवादपुर	30.00						
		31. खेडाजट	28.00						
		32. सकौती	26.00						

A.R. ANITA BHAR CHAUHAN
 (B-BARCH)
 REGD. VALUER F-20584
 PANEL VALUER (L.I.C.) DDV0017
 INCOME TAX VALUER
 REGD. NO.-4/2013-2014
 (छाउ ललित नारायण मिश्र)
 (अधर जिलाधिकारी (वित्त एवं राजस्व),
 हरिद्वार।

राजस्वार सब राजस्वार
 (पुरम) काइकी (द्वितीय)