

V.K. ASSOCIATES

Govt. F. & D. Engineer, Designer
Structural Engineer Valuer, Estimator & Builder
Govt. of India Income Tax Dept. Approved Valuer (CCIT/51/2007-08)
Part Valuer of Canara Bank, Punjab National Bank,
Bank of Baroda, H.D.F.C, D.H.F.L

Er. Vinay Kumar

(Chartered Engineer)

M.I.E (Civil) F.I.V.

P.G.D. (Design & Construction of Conc. Structure)

Cell: 9412957454, 9719540969

E-mail: vinayvidit2005@gmail.com

Branch Manager
Punjab National Bank
Chowk Bazar

1 Customer Details																							
Name		Smt. Deepmala w/o Sri. Raj Singh										Apl. No.											
Case Type		To assess fair market value																					
2 Asset Details																							
Address		Plot No-50 A, Part of Khasra No-643, Situated at Dev Enclave Vill-Mohanpura Mohmmadpur, Pargana Tehsil Roorkee, Distt. Haridwar.																					
Nearby Landmark		Near S.B.I. Bank Mohanpura Mohmmadpur				Longitude:- 77°53'34.5"				Latitude:- 29°50'25.6"													
3 Document Details																							
Layout Plan		Open Plot		Name of Approving		H.R.D.A.		App. No.		Open Plot		Dated		Open P									
Building Plan		Yes/ No						App. No.															
Construction Permission		Yes/ No						App. No.															
Legal Documents		Yes/ No				List of Documents				Sale Deed No. 8517		Dated:- 02.07.2013											
4 Physical Details																							
Adjoining properties		East		47'-0" - Plot No-51 Nitin Mehta		West		47'-0" - Plot Ram Devi		North		25'-0" - Road 18'-0" wide		South		25'-0" Plot Ram							
Matching of Boundaries		Yes/ No		Yes		Plot Demarcated		Yes		Approved Land use		Residential		Type of property		Residential		Plotted /Flat		Plc			
No. of room		Living/ dining		0		Bed Rooms		0		Toilets		0		Kitchen		0		Lobby		0		Mumty	
Total no. of Floors		Open Plot		Floors on which the property is located		Open Plot		Appox. Age of the property		Open Plot		Residual age of property		Open Plot		Typ str. Op							



Tenancy Details		Owned / Rented		No. of years of OCCUPANCY		Relationship of tenant to owner	
No		Owned					
6 Stage of construction							
Status of tenure		Under Construction / Completed		Open Plot		If under Construction, extent completion	
7 Violation if any observed							
No							
8 Area Details of the property							
Site Area		109.20 sq.m.	Plinth Area	0 sq.m.	Carpet area	0 sq.m.	Saleable Area
							109.20 sq.m.
9 Valuation							
Annexure-1, Enclosed							
10 Remarks		Open Land					
11 Declaration		1) The property was inspected by the undersigned on : 14.11.2017 2) The Ownership Of Property Should be Verified By Legal Report of Advocate 3) The undersigned does not have any direct / Indirect Interest in the above Property 4) The information furnished herein is true and correct to best of our knowledge.					
12 Name, address & signature of Valuer		Vinay Kumar V.K. Associates, F-7 Alankar Palace Shopping Complex Nr. Shankar Ashram Jwalapur Haridwar.			Signature & Seal of Valuer		Date of Valuation - 14.11.2017
13 List of Documents enclosed							
14 List of Photo enclosed							

Vinay Kumar
 A.M.I.E. (C.E.) & F.C.D.C. (Structure)
 Regd. Engg.

V.K. ASSOCIATES
 F-7, ALANKAR PALACE SHOPPING COMPLEX
 SHANKAR ASHRAM, HARDWAR



V. K. A S S O C I A T E S

Annexure-

Valuation of Property(Smt.Deepmala w/o Sri.Raj Singh)

Sl.No.	Name of Building	Covered Area	Unit	Rate	Amount	Net Amount
1	Land Area	109.2	sq m.	Rs. 13,000	Rs. 1,419,600	Rs. 1,419,600
2	Depreciation @0%					Rs. 0
					Building Value	Rs. 0
3	Market Value					Rs. 1,419,600
4	Realisable Value 15% less				Total	Rs. 1,206,660
5	Circle Rate Value of Land	109.2	sq m.	8925	Rs. 974,610	Rs. 974,610
6	Depreciation @0%					Rs. 0
					Total	Rs. 0
7	Circle Rate Value					Rs. 974,610



Smt. Deepmala w/o Sri. Raj Singh

Plot No-50 A, Part of Khasra No-643, Situated at Dev Enclave Vill.-Mohampur Mohmmadpur, Pargana & Tehsil Roorkee, Distt. Haridwar.

