

✱ ARCHITECTURAL PLANNERS ✱ GOVT. APPROVED VALUERS
✱ STRUCTURAL DESIGNERS ✱ VASTU PLANNERS ✱ SURVEYORS

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VALUER APPROVED BY THE GOVERNMENT OF INDIA, MINISTRY OF FINANCE,
CHIEF COMMISSIONER OF INCOME TAX, DEHRADUN
REGISTRATION NO. : 13/2002-2003 CAT. - 8A(2)

Ref. No. - V 9559

Date : 26-09-2017

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY
"FLAT AT SIXTH FLOOR"

Name of Registered Valuer: ER. VIPIN GUPTA


Registration No.: 13/2002-2003 CAT- 8A(2)
(With State Commissioner of Income Tax)

1 Customer Details							
Name :-		Sh. Lukesh Singh S/O Sh. Jagpal Singh				Apl. No.	
CaseType :-							
2 Asset Details							
Address :-		Flat no.- 603 (Sixth Floor), Tower A - 22, Type : 2 BHK, Haridwar Greens, Residential Cum Commercial Park - 1, Village – Anneki Hettampur, Paragana - Roorkee, Tehsil & Distt. – Hardwar.					
Nearby Landmark		Navodaya Vidyalaya					
3 Document Details :-							
Layout Plan	Yes / No	Yes	Name of Approving Authority			Approval No.	
Building Plan	Yes / No	Yes	Hardwar Development Authority			---	
Construction Permission	Yes / No	Yes					
Legal Documents	Yes / No	No	List of Documents	1) Photocopy of Sale deed no. - 7985 dated 16-10-2014. Super area of flat = 1081.00 Sq.ft. = 100.46 Sgm.			
4							
Adjoining Properties		East : Below road		West : Below Green area		North : Tower no. - V 12	
		South : Flat no.- 601/A-22					
Matching of Boundaries		Yes	Plot Demarcated	Yes	Approved land use	Residential	Type of Property
							Residential flat
No. of rooms	Living / dining	1	Bed Rooms	2	Toilets	2	Kitchen
							1

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Base + 7 storey	Floor on which the property is located	Sixth floor	Appox. Age of the property (in years)	3	Residual life of the property (Approx. in years)	97	
			Approx. Year of construction	2012 to 2014	Type of structure	R.C.C. framed structure	
5 Tenure/ Occupancy Details : - Owner - occupied							
Status of tenure		No. of years of Occupancy		Relationship of tenant to owner			
6 Stage of Construction:-							
Stage of Construction:-		Completed		If under construction, extent of completion		N. A.	
7 Violation if any observed							
Nature and extent of violations				N. A.			
8 Area Details of the Property (Sqm.)							
Super Area of Flat	100.46	Carpet area	90.41	Saleable area	100.46	Remarks N. A.	
9 Valuation							
Market rate value of the property :-							
Sl. No.	Description	Roofing / flooring / joinery	Area	Unit	Rate (Rs.)	Depre. Factor	Amount (Rs.)
1	Present market value of Flat at sixth floor	R.C.C./ Tiles / wooden	100.46	Sqm.	27000.00	N. A.	= 2712420.00
2	Present realizable value of Flat at sixth floor						= 2300000.00
(Rupees twenty three lakhs only)							
Guideline value / value of IP as per Circle rates							
Sl. No.	Description	Area	Unit	Rate (Rs.)	Multip. Factor	Amount (Rs.)	
1	Value of Flat at Sixth Floor (Page no. - 20, Sl. no. - 5 (3)3, S.R. - Hardwar)	100.46	Sq.m.	16500.00	0.84	= 1392375.60	
	Value of Flat as per circle rate					= 1392375.60	
10 Assumptions / Remarks		N. A.					
11 Declaration		1) The property was inspected by the undersigned on 16-09-2017. 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.					
12 Name, address & signature of valuer		ER. VIPIN GUPTA, PARIKALP CONSULTANTS F - 21, Surya Complex, Avas Vikas, New Hardwar - 249407			Signature of valuer 		Date of valuation 26-09-2017.
13 List of Documents enclosed							
14 List of Photo enclosed:-		4 photos					



SITE

