

**VED & ASSOCIATES**  
architects planners engineers & valuers

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Ref. : V&AA/9511B/2018

Dated : 15.01.2018

Approved Valuer  
(Govt. of India, Ministry of Finance)  
Panel Valuer of L.I.C., F. 1st & Banks  
Ex-Member Sub-Committee of BIS BD 3/5  
Approved by C.I. Factories U.P.  
Reg. No. CA/75/1066

**Registration No. : Wealth Tax 113/1988-I, Dated 14.10.1988 C.C.I.T. Lucknow**

1.	Date of visit of the site for valuation of IP	:	13.01.2018
2.	Date of Valuation	:	15.01.2018
3.	Name of the owner(s) of the property	:	Shri Puneet Mittal & Sh. Sandeep Mittal both S/o Late Sh. Narendra Swaroop Mittal R/o Mittal Sadan, Khurbura, Dehradun
i.	Date of purchase of IP	:	Vide sale deed dated 15.07.1971 duly registered in Sub-Registrar office, Dehradun
ii.	Purchase Price of IP	:	Rs. 18000/- only
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property (Shri Arun Kumar of the locality was contacted)	:	Yes with neighbors of the property.
5.	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided ?	:	Joint ownership share of each 50%
6.	Brief description of the property	:	The property is situated on main Dehradun - Mussoorie Road, Opp Lake short of Mussoorie.
a.	Location, Street, Ward No. (post address)	:	Situated in village area Kayarkuli Bhatta Central Doon, Mussoorie and informed by the owner that land falls within the limit of Mussoorie city board. Khasra plot no. 624/2(old) and Kewat no. 65 Vill. Kayarkuli Mussoorie, Distt. Dehradun. Situated on main road.
b.	Flat / Plot No.	:	As above
c.	Is the IP bears the same description / details as mentioned in the documents / title deeds	:	No, only revenue no. as above.
d.	Is the property situated in residential / commercial / mixed area / Industrial area	:	Not defined ( But found commercial and residential activities near by)
e.	Is the property situated in an a unauthorized /	:	N.A





# VALUATION REPORT

	authorised colony		
	Classification of locality - high class / middle class / poor class		Middle class.
J.	Is the IP in question or any part of it is under encroachment		Not reported by the owners.
7. i)	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.		Some are located there otherwise upto 5 km. distance.
ii)	Means and proximity to surface communication by which the locality is served		Road transport available since the property is abutting to main road.
8. a)	Area supported by documentary proof, shape, dimensions and physical features	:	Copy of khatoni with the owner.
b)	Roads, streets or lanes on which the land is abutting, surrounded	:	Transport nagar duly planned scheme of MDDA, abutting to pucca PWD road.
c)	Attach a dimensional site plan & elevations of all structure standing on the land alongwith photograph of the built up property	:	Enclosed
d)	Furnish details of the building on a separate sheet giving	:	NA
			NA
I)	Number of floors and height of each floor	:	NA
II)	Plinth area floor-wise		NA
III)	Year of commencement of construction and year of completion	:	NA
IV)	What was the method of construction - by contract / by employing labour, directly / both	:	NA
V)	Type of construction / finishing -		NA
			NA
i)	Load bearing walls / RCC frame / steel frame		NA
ii)	Type of foundations		NA
iii)	Walls (floor-wise)		NA
iv)	Partitions		NA
v)	Doors, Windows etc. (floor-wise)	:	NA
vi)	Flooring (floor-wise)		NA
vii)	Finishing (floor-wise)		NA
viii)	Roofing and terracing		NA
ix)	Special architectural or decorative features, if any	:	NA
x)	Internal wiring - surface or conduit		NA
xi)	Class of fittings - superior / ordinary / poor	:	NA
xii)	Sanitary Installation - Numbers ordinary / superior	:	NA
VI.	Compound wall		NA
a.	Height and length		NA
b.	Type of construction		NA
VII.	No. of lifts and capacity		NA





# VALUATION REPORT

	Underground pump – capacity and type of construction	NA
	Overhead tank	NA
	Where located	NA
b.	Capacity	NA
c.	Type of construction	NA
X.	Water pumps – number & their horse power	NA
XI.	Sewage disposal – sewer line or septic tanks (no. and capacity)	NA
XII.	Roads & paving within the compound, approximate area & type of paving	NA
e)	Is the constructed / built up property is as per the plan approved by the competent authority.	NA
f)	What is the floor space index permissible and percentage actually utilized ?	NA
g)	Estimated future life	NA
9.	Is it freehold or leasehold land ?	Yes, Freehold
10.	If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement / termination of lease and terms of renewal of lease.	NA
a.	Initial premium	-NA-
b.	Ground rent payable p.a.	-NA-
c.	Unearned increase payable to the lessor in the event of sale or transfer	-NA-
d.	Are there any agreements of leasehold ? If so, attach copies	-NA-
11.	Is there any restrictive covenant in regard to use of land ? If so, details be given	-NA-
12.	Does the land fall in an area included in any town planning scheme or any development plan of govt. or any statutory body ? If so, give particulars	-NA-
a)		
b)	Has any contribution been made towards development or is any demand for such contribution still outstanding	-NA-
13.	Is the property (whole or part of land) notified for acquisition by Govt. or any statutory body ? If so, date of notification	-NA-
14.	Is the building owner – occupied / tenanted / both ?	-NA-
a)		
b)	If partly owner – occupied, specify portion and extent of area under owner – occupation	-NA-
15.a)	Names of tenants / lessees/licensees. Etc.	-NA-
b)	Portions in their occupations	-NA-
c)	Monthly or annual rent / compensation / license fee, etc. paid by each	-NA-





# VALUATION REPORT

	Is the building insured, if so, give the policy no. : Amount for which it is insured and annual premium	
17.	Has any standard rent been fixed for the premises under any law relating to the control of rent	-NA-
18.	Has any standard rent been fixed for the premises under any law relating to the control of rent.	-NA-
19.	Whether possession of the property can be taken by the bank in case of need without any litigation (society rules, independent entrance, co-owner's share / joint ownership etc.)	In the possession of the owner therefore on legal advice of bank advocate possession can be taken.
20.	The valuer should give in details his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations (rent capitalization method, municipal valuation for tax purpose, composite rate method for flat etc.)	On the basis of circle rates fixed by the district revenue authorities as Rs.6100/- + 40% more since situated on main road.
a.	Land rate adopted in the valuation	Market rate Rs. 11,102/- per sq.m
b.	Instances of sales of IPs in the locality indicating the name & address of the Ips, registration no., sale prices and area of land sold (annexure enclosed)	Not available in the locality but enquired in the market.
c)	If sales instances are not available or not relied upon the basis of arriving at the land rate.	Market and local inquiries.
	<b>Guideline value / value of IP as per Circle rates, if any, applicable in the area where IP is situated</b> 	As mentioned in column no. 3C4, of circle rate book. Rs.6100/- + 40% more since situated on main road = Rs. 8540/- per sq.m X Area 1504.98 sq.m = <b>Rs. 1,28,52,529.00</b> (Rupees one crore twenty eight lacs fifty two thousand five hundred twenty nine only)
	<b>(Attach copy of relative chart)</b>	-NO-
	<b>Market Value of the property</b>	Circle rate Rs. 8540/- + 20% more = Market rate Rs. 10248/- per sq.m X Area 1504.98 sq.m = <b>Rs. 1,54,23,035.00</b> (Rupees one crore fifty four lacs twenty three thousand thirty five only)
	<b>Distress value / Realisable Value of the property</b> Less : 12% of the market value of Rs. 1,54,23,035.00	<b>Rs. 1,35,72,270.00</b> (Rupees one crore thirty five lacs seventy two thousand two hundred seventy only )



**DECLARATION**

I declare that :-

- a) The information furnished above is true and correct to the best of my knowledge and belief.
- b) As on date I am approved valuer in the panel of the bank ;
- c) I have no direct or indirect interest in the property being valued ;
- d) I have personally inspected the property on 13.01.2018;
- e) My registration with State Chief Commissioner of Income Tax is valid as on date ;
- f) I have not been convicted of any offence and sentences to a term of imprisonment ;
- g) I have not been guilty of misconduct in any professional capacity ;
- h) The particulars are based on information supplied by owner(s) / market survey ;
- i) I declare that I have valued the right property, based on information supplied by owners.
- j) I have not been debarred by any banking / financial institution.

Date : 15.01.2018  
Place : Dehradun



  
(Ved P. Mittal) 15/01/18  
Registered Valuer  
VED P. MITTAL  
B.Arch, A.I.A., F.I.V.  
REGISTERED VALUER

Encl. : Report with photographs.