




**VALUATION REPORT FORMAT**  
(For Assets upto 5.0 Crore)

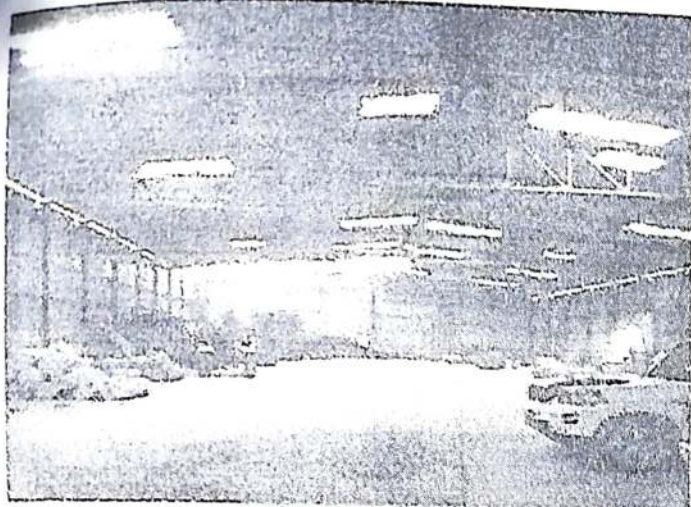
<b>1 Customer Details</b>						
Name of the owner	M/S K.P.S. P.V.C Industries Mr. Nishant Tyagi & Kunal Tyagi S/o Mr. Sunil Kumar Tyagi				Bank Name & Address:- PNB, Kankhal, Haridwar	
File No.	M.C/P.N.B/Haridwar/01/19-20					
Case Type	Sarfaesi					
<b>2 Asset Details</b>						
Address	Gata No. 150, Village Sirauli, Near Chaudhary Klin Udhyog, Tehsil & District Sambhal.					
Latitude Longitude	Latitude 28.736987 = N Longitude 78.518984 = E					
Nearby Landmark	Near Chaudhary Klin Udhyog/Eidgah Daboi					
<b>3 Document Details</b>						
Photo copy Gift Deed No. 2510, Dated 24/04/2017						
Layout Plan	N.A	Name of Approving Auth.	N.A	Approval No.	N.A	
Building Plan	N.A	Approval No.		N.A		
Construction Permission	N.A	Approval No.		N.A		
Legal Documents	Gift Deed & old valuation	List of Documents		Photo copy Photo copy Gift Deed, 143 Letter No. T2017137415033873, Dated 02/10/2017 & old valuation provided.		
<b>4 Physical Details</b>						
Adjoining Properties As per Site	East P/o Mr. Bhagwant Singh Tyagi	West P/o Mr. Baleshwar Singh Tyagi	North Road	South P/o Mr. Bhagwant Singh Tyagi		
Matching of boundaries Yes	Plot demarcated No	Approved Land use Non-Agriculture		Type of Property Industrial		
No. of rooms	Office	G.I Shed Hall	Toilet	Store	Kitchen	



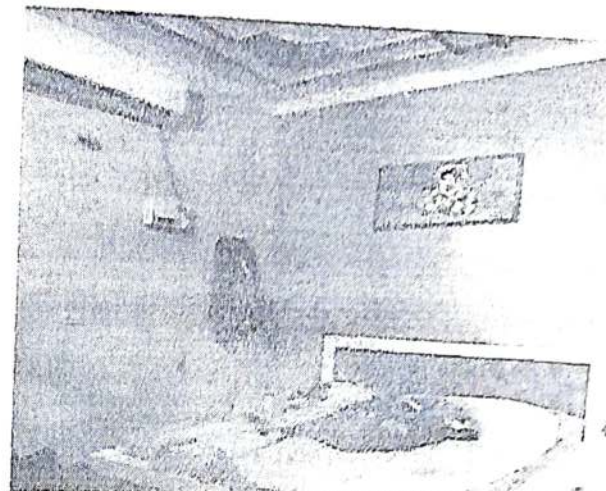
2	2	1	4	1	1
Total no. of Floors	Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure-RCC framed/Stone/BB masonry	
2	N.A	2 Years	68 Years	BB Masonry & Tin Shed	
5	<b>Tonsure / Occupancy Details</b>				
Status of Tenure :- Owner occupied		No. of years of occupancy :- 1Year		Relationship of tenant to owner N.A	
6	<b>Stage of construction -</b>				
Stage of Construction:- Complete		If under Construction , extent of completion :- N.A			
7	<b>Violations if any observed</b>				
Nature and extent of violations :- N.A					
8	<b>Area Details of the Property</b>				
Site area	2540.00 Sqm.	Covd. Area of Ground, floor	85.00 Sqm. (R.C.C) & 445.00 Sqm. G.I Shed (20'0" Ht.)	Carpet area	N.A
				Saleable	2540.00 Sqm.
9	<b>1. Valuation as per market rates of Land &amp; Building :-</b>				
(A)	Plot area of land- 2540.00 Sqm. valued @ Rs.1,500/- Sqm.		Rs.3,810,000.00		
(B)	R.C.C Covd. area of Ground Floor- 140.00 Sqm. valued @ Rs. 9,000/- Sqm.		Rs.1,260,000.00		
(C)	Covd. area of G.I Shed Hall (20'0" Ht.)- 445.00 Sqm. valued @ Rs. 8,000/- Sqm.		Rs.3,560,000.00		
(D)	Boundary Wall 214.00 R.M valued @ Rs. 3800/- R.M		Rs. 813,200.00		
	Fair market value of the property (Land + Building):-		Rs.9,443,200.00		
	Realizable value 85% in gross is say :-		Rs.8,000,000.00 (Rs. Eighty Lac only.)		
	Distress value 75% in gross is say :-		Rs.7,080,000.00 (Rs. Seventy Lac Eighty Thousand only.)		
	<b>1. Valuation as per Government approved rates of Land &amp; Building :-</b>				
(A)	Plot area of land- 2540.00 Sqm. valued @ Rs. 3,500/- Sqm. For Non-Agriculture land rate &		Rs. 8,890,000.00		



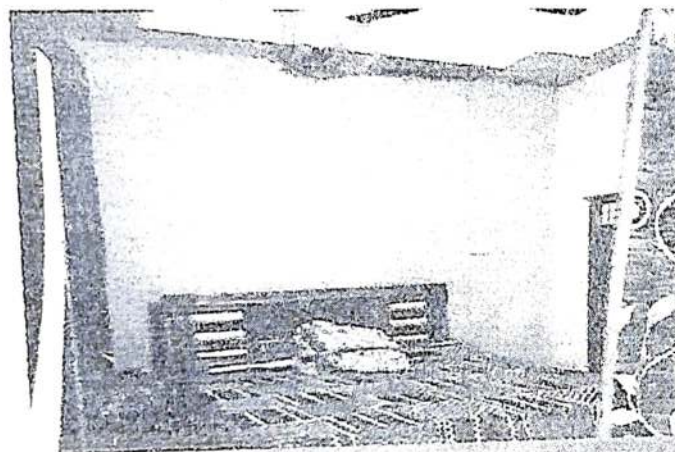
	6,000,000/- Hect. for Agriculture land rate (page No. 101, Code No. 1291)	
(B)	R.C.C Covd. area of Ground Floor- 140.00 Sqm. valued @ Rs. 12,000/- Sqm.	Rs.1,680,000.00
(C)	Covd. area of G.I Shed Hall (20'0" Ht.)- 445.00 Sqm. valued @ Rs. 8,000/- Sqm.	Rs.3,560,000.00
	Govt.Value of property (Land + Building) :-	Rs.14,130,000.00 (Rs. One Crore Forty One Lac Thirty Thousand only)
10	Assumptions / Remarks	
11	<p align="center"><b><u>Declaration</u></b></p> <ol style="list-style-type: none"> <li>The property was inspected by our site engineer Abdul Rehman on 13-01-2020.</li> <li>The undersigned does not have any direct/indirect interest in the above property.</li> <li>The information furnished herein is true and correct to the best of our knowledge.</li> <li>All the details provided are true &amp; correct to best of my knowledge &amp; As per the data /details provided by owner</li> <li>We have no direct or Indirect interest in property in question.</li> <li>Legal aspects of the property not considered i.e. Validity of ownership, genuineness of Registration papers. Flow of title search &amp; non - encumbrance of property.</li> <li>My Registration/Empanelment with PNB is valid till date.</li> </ol>	
12	<b>G.K. Mehta</b> Mission Compound. Civil Lines. Moradabad	<p align="center"><b>Signature of the Valuer</b></p> <p align="center">   <b>G.K. MEHTA</b>            B.E.(Civil), B.S. Arch. (U.S.)            AMIIBE, MAPA, FFLWF            CRIBA, FPIA, AAIA, FIV, MIGS            Govt. App. Valuer (25/4 Cat-1)            CA - 53686         </p>
		<b>Date of Valuation</b> 16-01-2020
13	List of Documents enclosed	Photo copy Photo copy Gift Deed, 143 Letter No. T2017137415033873, Dated 02/10/2017 & old valuation provided.
14	List of Photos enclosed	Photographs of property



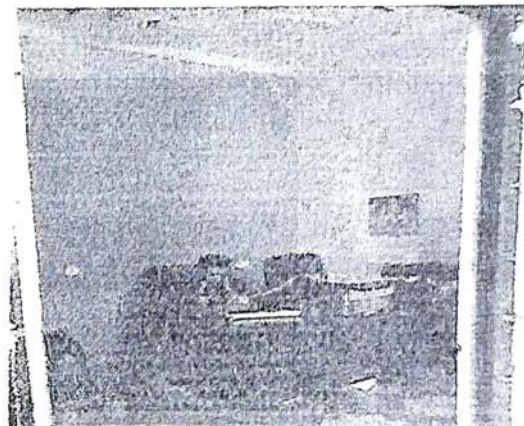
BY NIGHT DIVE  
 1000 2000 3000  
 4000 5000 6000



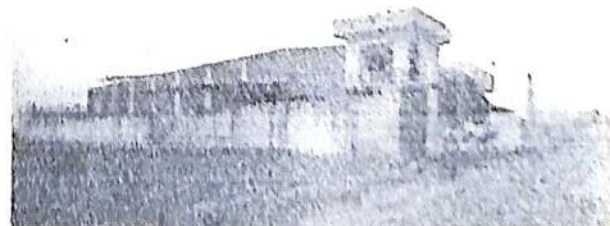
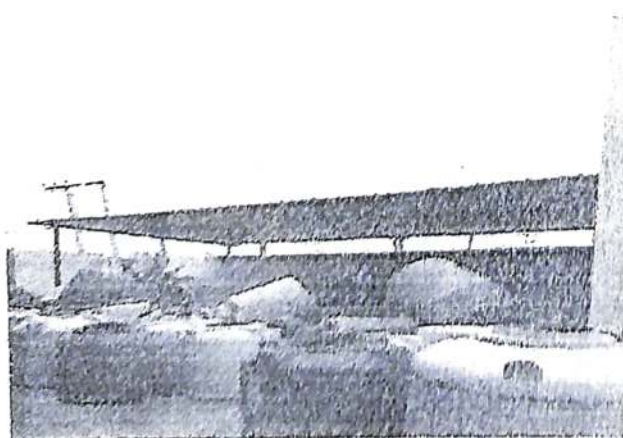
BY NIGHT DIVE  
 1000 2000 3000  
 4000 5000 6000



BY NIGHT DIVE  
 1000 2000 3000  
 4000 5000 6000



BY NIGHT DIVE  
 1000 2000 3000  
 4000 5000 6000



BY NIGHT DIVE  
 1000 2000 3000  
 4000 5000 6000



Google

Mendocino

San Francisco