

Er. Naveen Agarwal

B.E. HONS .(CIVIL).MIE,FIV

Govt. Registered Valuer

(Regn No. CCIT/MRT/CAT-A/18/2005)

Panel valuer PSU & Pvt. Banks

MDA Registered Engineer

Regn No. MDA/19/1995

Pashupati Associates

Chartered Engineer/Valuer/Surveyor

D-60 Samrat palace,

Garh Road,

Meerut City U.P.

Mb. 9758976464

Mb. 9368363622

PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND / SITE AND BUILDING

M/S PASHUPATI ASSOCIATES

H.O. : D-60, SAMRAT PALACE, GARH ROAD, MEERUT.

B.O. : 232, KISHAN NAGAR ENCLAVE, SIRMOUR MARG , DEHRADUN.

To,

ORIENTAL BANK OF COMMERCE

BRANCH : SME , DEHRADUN.

1.	GENERAL		
1	Purpose for which the valuation is made		Loan Purpose
2	a)	Date of inspection	23.07.19
	b)	Date on which the valuation is made	24.07.19
3	List of documents produced for perusal		
	i)		Photocopy of Saled deed Dt. 11/07/97 S. No. 941 .
	ii)		Photocopy of old valuation report of Er. Arvind Kaneri Dt. 19/12/2016.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		Owner : Sh. Vikas Dewan S/o Sh. P.C.Dewan & Sh. Ashok Mehta S/o Late Sh. K.R.Mehta.
5	Brief description of the property (Including leasehold/freehold etc)		Free Hold
6	Location of property		
	a	Plot No. / Survey No.	Ground Floor Godown (Without Roof Right) Property No. 29/58 , Anekant Palace , Rajpur Road , Near Canara Bank & Inderlok Hotel , Dehradun.

B	Door No.													
C	T. S. No. / Village	29/58												
D	Ward / Taluka	Dehradun												
E	Mandal / District	Dehradun												
	Postal address of the property	Dehradun												
	City / Town													
	Residential Area	Dehradun												
	Commercial Area	No												
	Industrial Area	Yes												
9	Classification of the area	No												
	1 High / Middle / Poor													
	2 Metro / Urban / Semi Urban / Rural	Middle												
10	Coming under Corporation limit / Village Panchayat / Municipality	Urban												
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Nil												
12	In case it is an agricultural land, any conversion to house site plots is contemplated	Nil												
13	Boundaries of the property													
	North	Rasta												
	South	Others Property												
	East	Others Property												
	West	S/case for First Floor												
14.1	Dimensions of the site	<table border="1"> <tr> <th>A</th> <th>B</th> </tr> <tr> <td>As per the Deed</td> <td>Actuals</td> </tr> <tr> <td>North</td> <td>12'09"</td> </tr> <tr> <td>South</td> <td>13'01"</td> </tr> <tr> <td>East</td> <td>15'10"</td> </tr> <tr> <td>West</td> <td>19'10"</td> </tr> </table>	A	B	As per the Deed	Actuals	North	12'09"	South	13'01"	East	15'10"	West	19'10"
A	B													
As per the Deed	Actuals													
North	12'09"													
South	13'01"													
East	15'10"													
West	19'10"													
14.2	Latitude, Longitude and Coordinates of the site	NL 30.19.49, EL 78.2.44												
15	Extent of the site	20.84 Sq Mtr. (224.24 Sq.Ft.)												
16	Extent of the site considered for valuation (least of 14 A & 14 B)	20.84 Sq Mtr. (224.24 Sq.Ft.)												
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner occupied												
11	CHARACTERISTICS OF THE SITE	Middle Class												
1	Classification of locality	Commercial												
2	Development of surrounding areas	Nil												
3	Possibility of frequent flooding / sub-merging	Within 1.00 Km.												
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.													



	deals/transactions with respect to adjacent properties in the areas)		
	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Rs. 55500.00 Per Sq Mtr. As per Govt. notified land circle rate
5	Assessed / adopted rate of valuation		Rs. 25000 /- Sq.Ft.
5	Estimated value of land as per site(Valuation is done on composite rate method)		224.24 X 25000/- = Rs. 56,06,000/-
Part – B (Valuation of Building)			
Technical details of the building			
A	Type of Building (Residential / Commercial / Industrial)		Ground Floor Godown without roof right .
B	Type of construction (Load bearing / RCC / Steel Framed)	RCC	
C	Year of construction	2000 Yrs	
D	Residual life of the building	19 Yrs& 41 Yrs.	
E	Number of floors and height of each floor including basement, if any	G+2	
F	Plinth area floor-wise	G.F:224.24 Sq Ft.	
g	Condition of the building	Good	
H	Date of issue and validity of layout of approved map / plan	Details with the bank	
I	Approved map / plan issuing authority	Details with the bank	
J	Whether genuineness or authenticity of approved map / plan is verified	NA	
k	Any other comments on authentic of approved plan	No	

Specifications of construction (floor-wise) in respect of :

S. No.	Description	Ground floor	Other floors
1	Foundation	Open Foundation	NA
2	Basement	NA	NA

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NAVEEN AGARWAL
M.D.A.

Superstructure		
	Brick Walls	NA
Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Rolling Shutter	NA
RCC works	RCC	NA
Plastering	Cement	NA
Flooring, Skirting, dadoing	Cement	NA
Special finish as marble, granite, wooden paneling, grills, ETC.	Provided	NA
Roofing including weather proof course	Provided	NA
10 Drainage	Nil	NA

Area Calculation

Particulars	Plinth Area in Sft.	Plinth Area Rate Per Sq Ft.	Depreciation	Amount
Ground Floor (Composite Rate)	224.24	25000/-	00%	Rs.56,06,000/-
	Total Value			Rs.56,06,000/-

Total abstract of the entire property

Part- A	<u>Land& Building</u>	<u>Rs. 56,06,000/-</u>
Part-B	<u>Boundary Wall & Gate</u>	<u>Rs. Nil/-</u>
	<u>Total</u>	<u>Rs. 56,06,000/-</u>
	<u>Says</u>	<u>Rs. 56.06 Lacs</u>



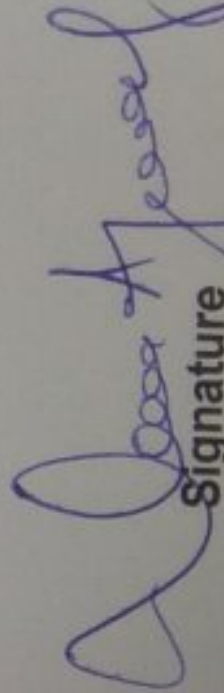
<u>Value</u>	<u>Amount</u>
<u>Fair Market Value</u>	<u>Rs. 56.06 Lacs</u>
<u>Realizable Value</u>	<u>Rs. 47.50 Lacs</u>
<u>Distress Value</u>	<u>Rs. 42.00 Lacs</u>

Declaration:

1. The Property is inspected by our Engineer on 23.07.2019.
2. We have no direct or indirect interest in the property valued
3. The information furnished above is true and correct to the best of our knowledge and belief and takes into account information and or document submitted or shown to us by the client.
4. The Fair Market Value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent options on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.
5. This report does not certify or confirm any ownership or title of the property that has been valued.
6. All property documents, Sanction Plan including owner ship rights etc legally verified before any financial transaction. As proving ownership, authenticity /genuineness /legal aspect/ forensic aspect of the document & checking of revenue records , identification of khasra does not fall in our services/ responsibility & is being a legal matter.
7. Compliance with statutory regulations pertaining to mortgage of property loans is the responsibility of the lending banks.
8. Without photograph & line plan report is invalid.

Place: Dehradun

Date: 24.07.19


 Signature
 (Name and Official seal of the Approved Valuer)

Er. Naveen Agarwal
 B.E. (Civil) M.I.E. F.I.V.
 Govt. Regd. Valuer
 Regd No.CCIT/MRT/18/05.06

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____.
property is ` _____ (Rupees _____. We are satisfied that the realisable value of the _____ only).

Signature

(Name of the Branch Manager/Cluster Head with Official seal)

Date:
Encl:

1. Declaration from the valuer in Format E (Annexure II)

Likas Dewan & Sh. Ashok Mehta, Ground Floor Godown (Without Roof Right) Property No. 8, Anekarit Palace, Rajpur Road, Near Canara Bank & Inderlok Hotel, Dehradun.

