

. Naveen Agarwal

Pashupati Associates

E. HONS .(CIVIL).MIE,FIV

Chartered Engineer/Valuer/Surveyor

ovt. Registered Valuer

D-60 Samrat palace,

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

Garh Road,

Panel valuer PSU & Pvt. Banks

Meerut City U.P.

MDA Registered Engineer

Mb. 9758976464

Regn No. MDA/19/1995

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. 15/12/99 S. No. 5412 & S.No. 5425 .
	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 Shop (Without Roof Right) Part of Property No. 29/2 , Pvt. No. 29/2A & 29/2B , Anekant Palace Rajpur Road , Near Canara

		Bank & Inderlok Hotel , Dehradun.	
B	Door No.	29/2A & 29/2B	
C	T. S. No. / Village	Dehradun	
D	Ward / Taluka	Dehradun	
E	Mandal / District	Dehradun	
Postal address of the property			
City / Town		Dehradun	
Residential Area		No	
Commercial Area		Yes	
Industrial Area		No	
Classification of the area			
1	High / Middle / Poor	Middle	
2	Metro / Urban / Semi Urban / Rural	Urban	
0	Coming under Corporation limit / Village Panchayat / Municipality	With in municipal Limits	
1	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Nil	
2	In case it is an agricultural land, any conversion to house site plots is contemplated	Nil	
13	Boundaries of the property	Service Lane	
	North	Road	
	South	Vikarant Dewan	
	East	S/case for First Floor	
	West	A	B
14.1	Dimensions of the site	As per the Deed	Actuals
		13'00"	13'00"
	North	13'00"	13'00"
	South	38'00"	38'00"
	East	38'00"	38'00"
	West		
14.2	Latitude, Longitude and Coordinates of the site	NL 30.19.47, EL 78.2.47	
15	Extent of the site	23.00+ 23.00= 46 Sq Mtr. (494 Sq.Ft.)	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	23.00+ 23.00= 46 Sq Mtr. (494 Sq.Ft.)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner occupied	
II	CHARACTERISTICS OF THE SITE		
1	Classification of locality	Middle Class	
2	Development of surrounding areas	Commercial	
3	Possibility of frequent flooding / sub-merging	Nil	

	Feasibility to the Civic amenities like school, hospital, bus stop, market etc .	Within 1.00 Km.
	Level of land with topographical conditions	Levelled
	Shape of land	Regular
	Type of use to which it can be put	Commercial
	Any usage restriction	Commercial
	Is plot in town planning approved layout?	Not Available
	Corner plot or intermittent plot?	Intermittent plot
1	Road facilities	Available
2	Type of road available at present	Road
13	Width of road – is it below 20 ft. or more than 20 ft.	20 Ft.
14	Is it a land – locked land?	No
15	Water potentiality	No
16	Underground sewerage system	Yes
17	Is power supply available at the site?	Available
18	Advantages of the site	Levelled Site
	1	
	2	
19	Disadvantages of the site	NA
	1 NA	NA
	2 NA	No
20	Special remarks, if any, like threat of acquisition of land for public service purposes road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	
	Part – A (Valuation of land)	
1	Size of plot	23.00+ 23.00= 46 Sq Mtr. (494 Sq.Ft.)
	North & South	As per column 13 & 14
	East & West	As per column 13 & 14
2	Total extent of the plot	23.00+ 23.00= 46 Sq Mtr. (494 Sq.Ft.)



Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)		Rs. 30000/- to Rs. 40000/- Per Sq.Ft.
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
Assessed / adopted rate of valuation		Rs. 35000/- Sq.Ft.
Estimated value of land as per site(Valuation is done on composite rate method)		494.00 X 35000/- = Rs. 1,72,90,000/-
Part – B (Valuation of Building)		
Technical details of the building		
A	Type of Building (Residential / Commercial / Industrial)	Ground Floor Shop 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:494.00 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

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	Basement	NA	NA
	Superstructure	Brick Walls	NA
	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Tiles	NA
	RCC works	RCC	NA
	Plastering	Cement	NA
7	Flooring, Skirting, dadoing	Marble / Tiles	NA
8	Special finish as marble, granite, wooden paneling, grills, ETC.	Marble / Tiles	NA
9	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)	494.00	35000/-	Nil	Rs. 1,72,90,000/-
	Total Value			Rs. 1,72,90,000/-

Total abstract of the entire property

Part- A	<u>Land& Building</u>	<u>Rs. 1,72,90,000/-</u>
Part-B	<u>Boundary Wall & Gate</u>	<u>Rs. Nil/-</u>
	<u>Total</u>	<u>Rs. 1,72,90,000/-</u>
	<u>Says</u>	<u>Rs. 172.90 Lacs</u>


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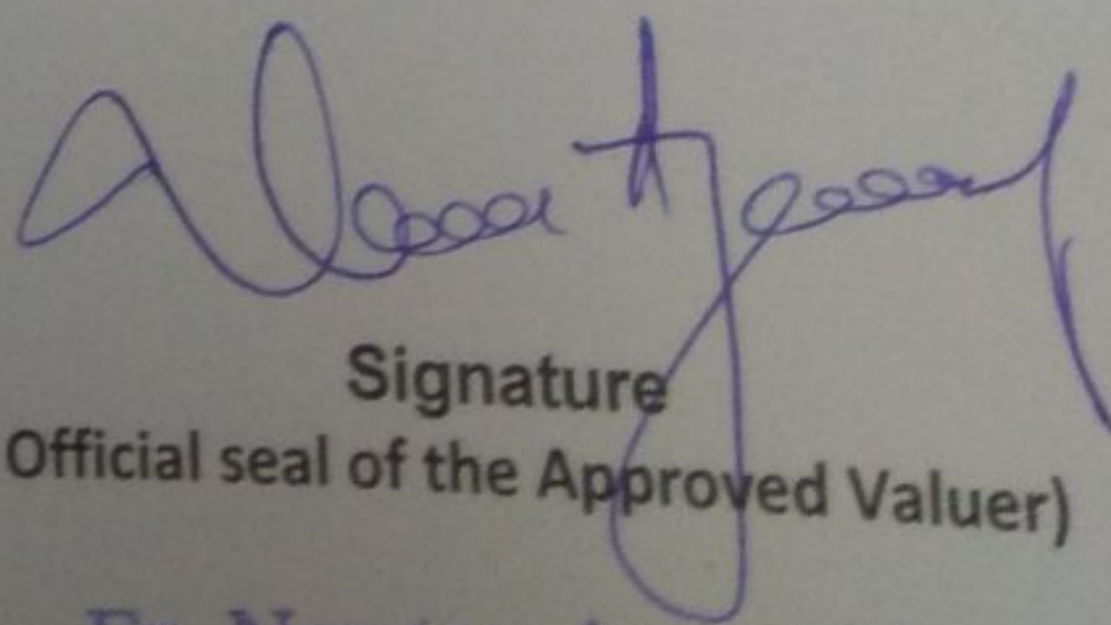
<u>Value</u>	<u>Amount</u>
<u>Fair Market Value</u>	<u>Rs. 172.90 Lacs</u>
<u>Realizable Value</u>	<u>Rs. 146.00 Lacs</u>
<u>Distress Value</u>	<u>Rs. 129.00 Lacs</u>

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 Aggarwal

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

Signature

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

Date:

Encl:

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

Rikas Dewan & Sh. Ashok Mehta, Ground Floor Shop (Without Roof Right) Part of Property
 29/2, Pvt. No. 29/2A & 29/2B, Anekant Palace, Rajpur Road, Near Canara Bank &
 Hotel, Dehradun.

