

VALUATION REPORT

OF Land & Building (Residential Use)
FOR Smt. Sureshi Devi W/o Sh. Surendra Singh
LOCATION Siya Kempti, Patti-Chaijula, Tehsil-Dhanaulti, Distt-Tehri Garhwal, Uttarakhand.

PURPOSE To Assess the Current market value for PNB, Mussoorie

Market Value of the property ₹ 1688160.00

Rupees Sixteen Lacs Eighty Eight Thousand One Hundred Sixty Only

Realizable Value of the Property ₹ 1519344.00

Rupees Fifteen Lacs Nineteen Thousand Three Hundred Forty Four Only

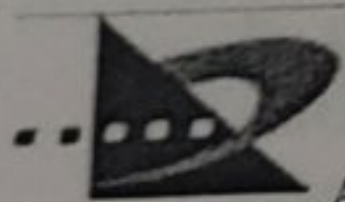
Panel Architect of:

- Allahabad Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- Nagar Palika Parishad, Ramnagar
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Union Bank of India
- Uttarakhand Open University
- U.S.I.D.C.L.

Panel Valuer of:

- State Bank of India
- Allahabad Bank
- Almora Urban Co-Op. Bank Ltd.
- Bank of India
- Bank of Maharashtra
- Canara Bank
- Corporation Bank
- Punjab National Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- The Kurmanchal Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Bank of Baroda

PREPARED BY:-



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H.O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND
B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

ANNEXURE-A

Part-I

Name of Registered Valuer:

Ar. M.S. NEGI

Registration No.:

(With State Commissioner of Income Tax)
44/2008-9

- 1 Date of visit of the site for valuation of IP : May 23, 2018
- 2 Date of making valuation : May 25, 2018
- 3 Name of owner(s) of the property : Smt. Sureshi Devi
 - i. Date of purchase of IP : N/A
 - ii. Purchase Price of IP : N/A
- 4 Whether necessary enquires have been made from the concerned locality with regard to the ownership of the property (Smt. Sureshi Devi) of the locality was contacted : Yes
- 5 If the property is under joint ownership/ co-ownership, Share of each such owner. Are the shares undivided? : Individual
- 6 Brief description of the property : The aforesaid property is located at a distance of 300 mtr (approx) from Kempty Road. The property is one side open which is connected by Path Way from South side.
 - a. Location, Street, ward No.(postal address) : Mauza-Siya Kempti, Patti-Chaijula, Tehsil-Dhanaulti, Distt-Tehri Garhwal, Uttarakhand.
 - b. Flat/Plot No. : Old Khata No.-13, New Khata No. 21, Khet No. 131
 - c. Is the IP bears the same description/details as mentioned in the documents/title deeds : Yes
 - d. Is the property situated in residential/ commercial/mixed area/Industrial area : Semi Urban Area
 - e. Is the property situated in an unauthorised/ authorised colony : Semi Urban Area
 - f. Classification of locality-high class/ middle class/ poor class : Middle Class

ARCHITECTS: M S Negi Associates Architects, Interior Designers,

Planners, Govt. Apprd. Valuers

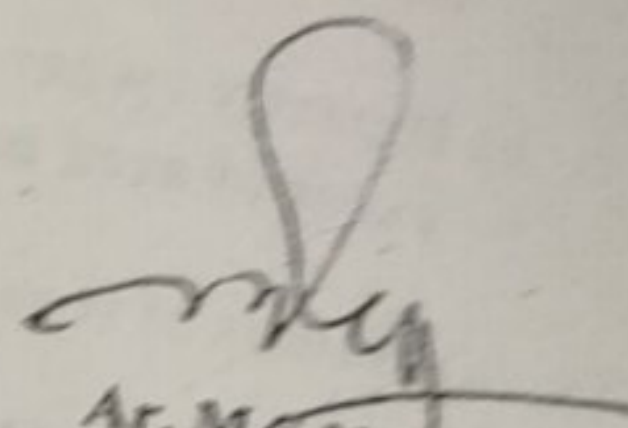
- 5-3
- 12 a) Does the land fall in an area included in any Town planning scheme or any development plan of Govt. or any statutory body? If so, give particulars. : Village Panchayat Limit
- b) Has any contribution been made towards development or is any demand for such contribution still outstanding. : N/A
- 13 Is the property (whole or part of land notified for acquisition by Govt. or any statutory body? If so, date of notification. : No
- 14 a) Is the building owner-occupied/tenanted/ both? : Owner occupied (sale-deed property)
- b) If partly owner-occupied, specify portion and extent of area under owner-occupation : Entire area
- 15 a) Names of tenants/lessees/licensees, etc. : N/A
- b) Portions in their occupations : N/A
- c) Monthly or annual rent/compensation/ license fee, etc. paid by each : N/A
- d) Gross amount received for the whole property : N/A
- e) Are any of the occupants related to or close business associates of the owner. : N/A
- 16 Is the building insured, if so, give the policy no. amount for which it is insured and annual premium. : N/A
- 17 Has any standard rent been fixed for the premises under any law relating to the control of rent : N/A
- 18 Is any dispute between landlord and tenant regarding rent pending in a court of law. : N/A
- 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.) : Yes
- 20 The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations (Rent capitalisation method, municipal valuation for tax purpose, composite rate method for flat etc.) :

DECLARATION :

I hereby 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 dated May 23, 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.
- j) I have not been debarred by any banking/financial institution.

Date- May 25, 2018
Place- Dehradun



Ar. M S NEGI
Signature and seal of
Registered Valuer

5-2

CALCULATION OF BUILT-UP STRUCTURE

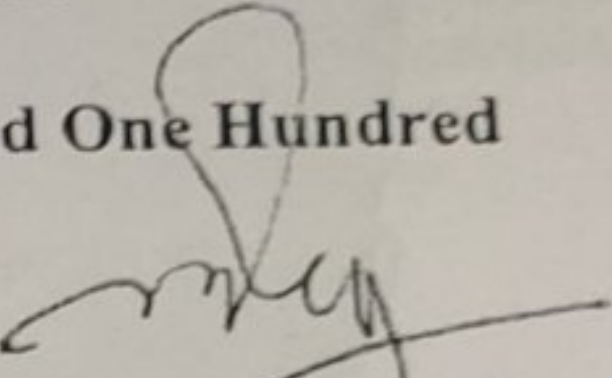
1- GROUND FLOOR LEVEL:-

Construction year			2008
Years			10
Total built-up area at Ground Floor lev.			30.00 Sq.m.
Cost of construction at ground floor lev.			18000.00 per Sq.m.
Therefore cost	= (30 X 18000)	₹	540000.00
Depreciation rate will be	0.90		
Net Realisable value will be (0.904 X 540000)		₹	488160.00
Net building value at present		₹	488160.00

Amount in words:-

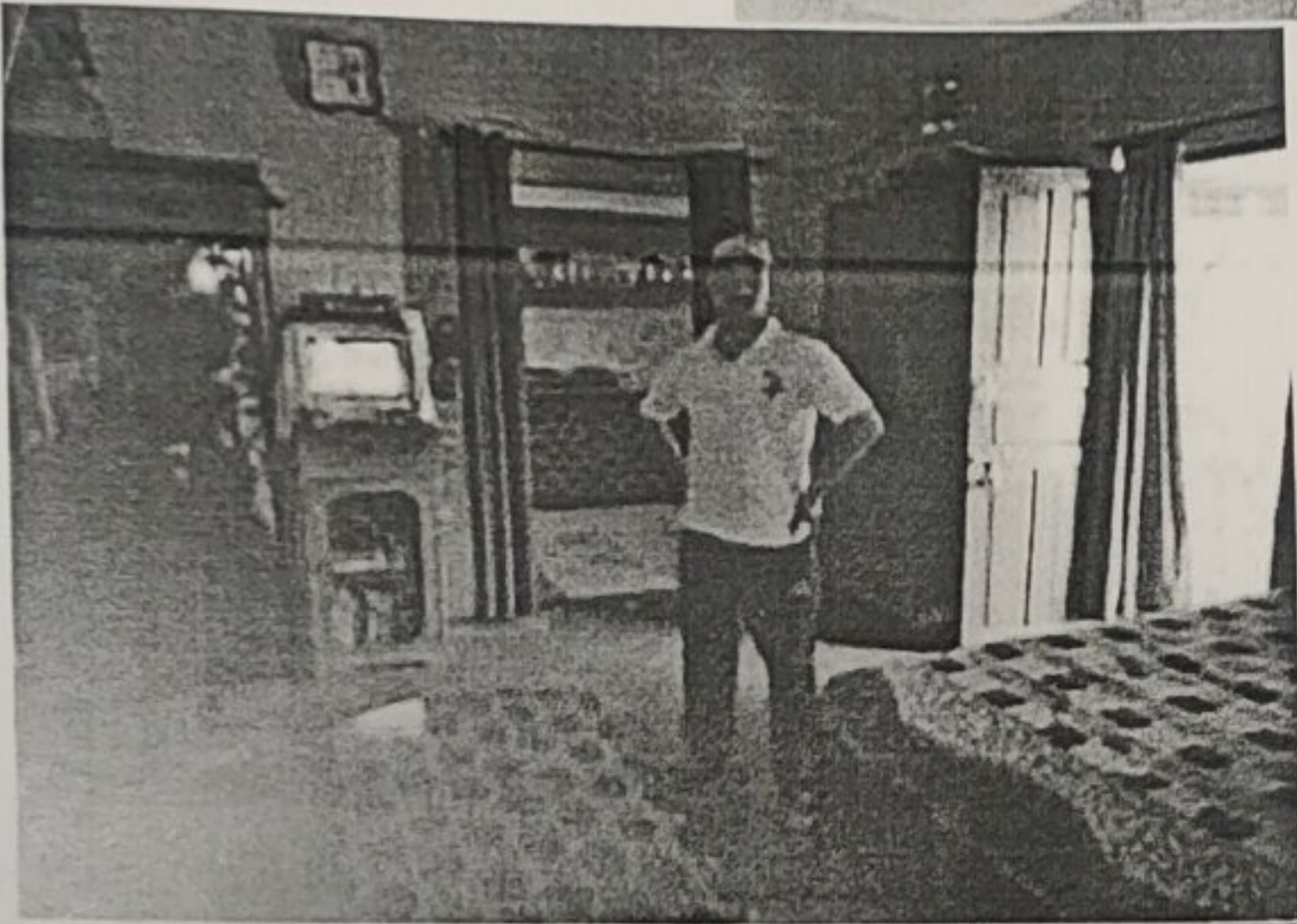
Rupees Four Lacs Eighty Eight Thousand One Hundred
Sixty Only

Date- May 25, 2018
Place- Dehradun


Ar. M.S. NEGI
Signature and seal of
Registered Valuer

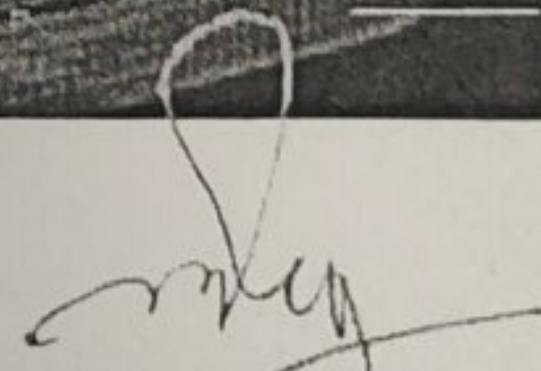
SITE PHOTOGRAPHS

5-1



Inner View of Property

Date- May 25, 2018
Place- Dehradun



Ar. M.S. NEGI
Signature and seal of
Registered Valuer

ARCHITECTS: M S Negi Associates Architects, Interior Designers,
Planners, Govt. Apprd. Valuers

11/11

\\msnasrv01\MSNA-05\JOB WORK 2018-19\JOB 301\Sureshi Devi