

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

क्र०सं०	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड का नाम	नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र	अकृषक भूमि की दर प्रति वर्ग मीटर (रु० में)
1	2	3	4	5
24	असालतपुर जारई (कान्हा धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000
25	असालतपुर जारई (ओम नमो एन्कलेव कालोनी)	चन्दीसी	अर्द्धनगरीय	4600
26	असालतपुर जारई (गोकुल धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000
27	अहमदनगर धरैसा	चन्दीसी	ग्रामीण	1500
28	अहमदनगर पचतौरा	चन्दीसी	ग्रामीण	1300
29	अंसारी यान	राज	नगरीय	7000
30	अक्रूरजीपुरम	कैथल गेट	नगरीय	7000

(आ)

31	आटा	चन्दीसी	अर्द्धनगरीय	4000
32	आटा (संजीवनी वाटिका)	चन्दीसी	अर्द्धनगरीय	6000
33	आदमपुर	चन्दीसी	अर्द्धनगरीय	2000
34	आनन्दपुर	चन्दीसी	ग्रामीण	1300
35	आलमपुर कुदईयां	चन्दीसी	अर्द्धनगरीय	2000
36	औरंगपुर सिलैटा	चन्दीसी	ग्रामीण	1300
37	आवास विकास	सम्भल गेट	नगरीय	10500

(सुबोध कुमार राय)
उप निबन्धक
चन्दीसी

(मनोज कुमार सिंह)
तहसीलदार
चन्दीसी

(महेश प्रसाद दीक्षित)
उप जिलाधिकारी सहायक
चन्दीसी

(राज नारायण त्रिपाठी)
महानिरीक्षक निबन्धन अपर जिलाधिकारी (वि०/रा०)
सम्भल

(लवकुश कुमार त्रिपाठी)
जिलाधिकारी
सम्भल

(अविनाश कृष्ण सिंह)
जिलाधिकारी
सम्भल

CIRCLE RATE



नकद खसरा ग्राम आनंदपुर परगना ... तहसील ... जिला ... सन 1928 फसल सम्बन्धी

खसरा

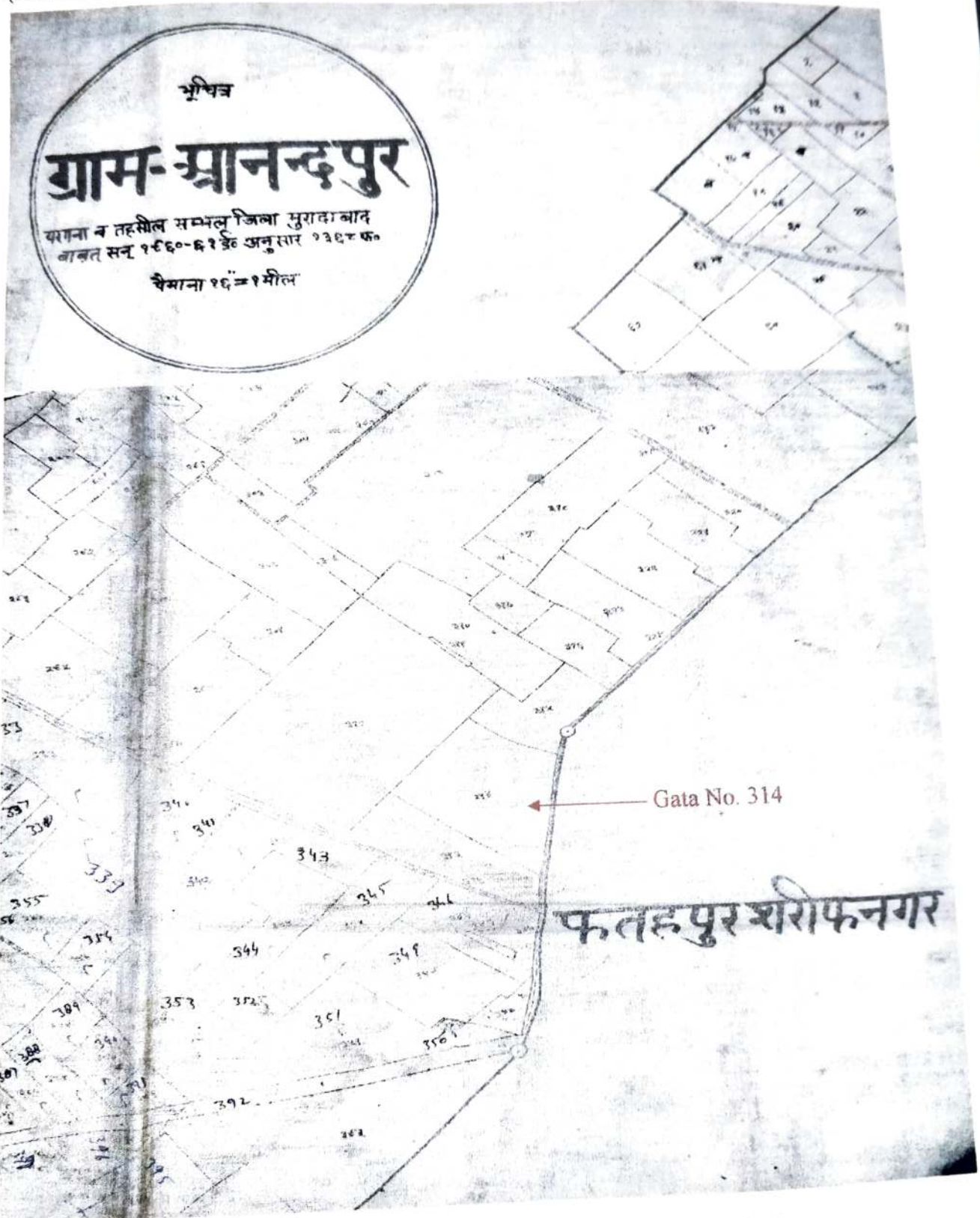
क्रम संख्या	क्षेत्रफल हैक्टेयर में	नं० खाता खतौनी	खतौनी के भाग 1 के वर्गीकरण के अनुसार खातेदार का नाम	खतौनी के भाग 2 के वर्गीकरण के अनुसार खातेदार का नाम यदि कोई	सिंचाई का साधन	क्षेत्रफल									फसली क्षेत्रफल		आकर्मित भूमि		खेतों के पुरे बड़े हुए पेड़ों की संख्या	विवरण
						खरीक			रबी			जायद			फसली क्षेत्रफल		आकर्मित भूमि			
						फसल	सिंचित	असिंचित	फसल	सिंचित	असिंचित	फसल	सिंचित	असिंचित						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	1971	150	शशि दास आगरा शिवली सारिका जं फिरोज लुमार मी		पि.क	-	-	-	-	-	-	-	-	-	-	-	उम जमर	1971	-	-
नोट- सलमजलि सिमि/ चार 26 th जुलाई 2020																				
03-04-2020																				

नोट: सत्यापन लिखित/ चार 26 मं जुलाई 1928

03-01-2020

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SHAJRA PLAN



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DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.
1	Vacant plot	-	-	-	vacant plot	-	-	-

PART C- (EXTRA ITEMS)		:	(AMOUNT IN RS.)
1.	Portico	:	Not applicable, being a vacant plot
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	

PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes	:	Not applicable, being a vacant plot
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	



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SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	Vacant plot
1	Foundation	:	Not applicable, being a vacant plot
2	Basement	:	As above
3	Superstructure	:	As above
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	As above
5	RCC works	:	As above
6	Plastering	:	As above
7	Flooring, Skirting, dado	:	As above
8	Special finish as marble, granite, wooden paneling, grills, etc	:	As above
9	Roofing including weather proof course	:	As above
10	Drainage	:	As above

S. No.	Description	:	Vacant plot	Other floors
1.	Compound wall	:	No	
	Height	:	As above	
	Length	:	As above	
	Type of construction	:	As above	
2	Electrical installation	:	Not applicable, being a vacant plot	
	Type of wiring	:	As above	
	Class of fittings (superior / ordinary / poor)	:	As above	
	Number of light points	:	As above	
	Fan points	:	As above	
	Spare plug points	:	As above	
	Any other item	:	Nil	
3	Plumbing installation			
	No. of water closets and their type	:	Not applicable, being a vacant plot	
	No. of wash basins	:	As above	
	No. of urinals	:	As above	
	No. of bath tubs	:	As above	
	Water meter, taps, etc.	:	As above	
	Any other fixtures	:	As above	



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PART - A (VALUATION OF LAND)

1	Size of plot		
	North & South	:	14,630 sq m or 17,497.48 sq yd
	East & West	:	
2	Total extent of the plot	:	1.4630 Hect. or 14,630 sq m or 17,497.48 sq yd
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 3,100/- per sq yd to Rs. 3,300/- per sq yd
4	Assessed / adopted rate of valuation	:	Rs. 3,200/- per sq yd
5	Estimated value of land	:	17,497.48 sq yd x Rs. 3,200/- per sq yd = Rs. 5,59,91,936/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate : Rs. 1,300/- per sq m
	a) Land	:	14,630 sq m x Rs. 1,300/- per sq m = Rs. 1,90,19,000/-
	b) Cost of Construction	:	Not Applicable being Vacant Land
	Guideline Value (a + b)	:	Rs. 1,90,19,000/- Say Rs. 1.91 Cr.

PART - B (VALUATION OF BUILDING)

Technical details of the building			
a	Type of Building (Residential / Commercial/ Industrial)	:	Non-Agricultural land
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	Not applicable, being a vacant land
c	Year of construction	:	As above
d	Number of floors and height of each floor including basement, if any	:	As above
e	Plinth area floor-wise	:	As above
f	Condition of the building		
	Exterior - Excellent, Good, Normal, Poor	:	As above
	Inferior - Excellent, Good, Normal, Poor	:	As above
g	Date of issue and validity of layout of approved map / plan	:	Not applicable, being a vacant land
h	Approved map / plan issuing authority	:	As above
i	Whether genuineness or authenticity of approved map / plan is verified	:	As above
j	Any other comments by our empanelled valuers on authentic of approved plan	:	As above



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14.2	Latitude, Longitude and Coordinates of the site	:	28°24'18.0"N 78°35'20.5"E
15	Extent of the site	:	1.4630 Hect. or 14,630 sq m or 17,497.48 sq yd
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	1.4630 Hect. or 14,630 sq m or 17,497.48 sq yd
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Lying vacant under possession of the owner

II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Poor class
2	Development of surrounding areas	:	Agricultural land
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 3-4 Kms.
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Almost Rectangular in shape
7	Type of use to which it can be put	:	Non-Agricultural land
8	Any usage restriction	:	No
9	Is plot in town planning approved layout?	:	No
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Kachha Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Less than 20 ft
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Vacant land
16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Available near by
18	Advantage of the site	:	
	i		
	ii		
19	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)	:	No
		:	
		:	

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6	Location of property			
	a	Plot No. / Survey No.	:	Vacant plot at Khata No. 150, Gata No. 314M (Part), situated in the area of Village Anandpur, Block Bahjoi, Pargana & Tehsil Chandausi, Distt. Sambhal, U.P.-244410
	b	Door No.	:	-
	c	T. S. No. / Village	:	Village Anandpur
	d	Ward / Taluka	:	Tehsil Chandausi
	e	Mandal / District	:	Distt. Sambhal, U.P.-244410
7	Postal address of the property		:	Vacant plot at Khata No. 150, Gata No. 314M (Part), situated in the area of Village Anandpur, Block Bahjoi, Pargana & Tehsil Chandausi, Distt. Sambhal, U.P.-244410
8	City / Town		:	Rural area
	Residential Area		:	Non-Agriculture
	Commercial Area		:	--
	Industrial Area		:	--
9	Classification of the area			
	(i)	High/Middle/Poor	:	Middle class
	(ii)	Urban/Semi/Rural	:	Rural
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Within Gram Panchayat limit
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No, It is Non-Agriculture Land
13	Boundaries of the property			
		North	:	Other Land of khasra No. 315
		South	:	Other Land of khasra No. 313
		East	:	Road 10 ft wide
		West	:	M/S Mother's Pride Dairy India Pvt. Ltd. of khasra No. 312
14.1	Dimensions of the site		:	A
			:	As per the Deed
		North	:	} 14,630 sq m or 17,497.48 sq yd
		South	:	
		East	:	
		West	:	

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VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

(To be filled in by the Approved Valuer)

Our Ref : SBI/SAMB-I, C.P./2019-20/057

Date: 06.01.2020

Our Ref : SBI/SAM/2020/100

