

Er. Arvind Kaneri

B.E. (Civil), F.I.V.

Akshay Industries

Mob: 9927020903

01, Haripuram, GMS Road, Dehradun - 248 001

Govt. Approved VALUER  
Regn. No.: 24/2004-2005

OBC/VR-Raipur-102/16-17

524  
Dated: 12.05.2016

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from Branch Manager, Oriental Bank of Commerce, Raipur Branch,  
Distt. Dehradun.

The property situated at Part of property no.-130, (Old no.-53 K), Rajpur Road,  
Dehradun.

Which is owned by Smt. Poonam Bhanot W/o Shri Arun Bhanot.

Was inspected on 11<sup>th</sup> May 2016 for the purpose of assessing it's present market value.

The following documents pertaining to the above property were produced for scrutiny:

Photocopy of Gift deed no. 1546 dated 16.03.2010

Based upon the actual observations and the particulars provided to me, a detailed report has been prepared and is being enclosed herewith on the prescribed form.

After taking into consideration the various important factors like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the Realization value is considered as 80 % of the market value and distress sale value is considered as 70 % because of high fluctuation in the price of property. Hence I am of the opinion that the value are as follows:

1. The fair market value of the property is	Rs. 63.99 lacs
2. The realizable sale value of the property is	Rs. 51.19 lacs
3. The distress sale value of the property is	Rs. 44.79 lacs
4. The circle sale value of the property is	Rs. 50.16 lacs

ANNEXURE "A"

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:- Arvind Kaneri

Registration No.:- 24/2004-2005

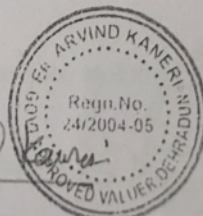
(With State Commissioner of Income Tax)

Sl no

Particulars

Observation of the Valuer

1	Date of making valuation Purpose of the valuation	12.05.2016 To Assess the fair market value of property for Bank Auction purpose.
2	Name of the owner(s) of the property	Smt. Poonam Bhanot W/o Shri Arun Bhanot.
3	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single ownership.
4	Brief description of the property  Location, street, ward No. Flat/Plot No. Is the property situated in residential / commercial / mixed area/Industrial area Classification of locality - high class / middle class / poor class	The said property is a vacant plot of land and is not properly demarcated. Part of property no.-130, (Old no.-53 K), Rajpur Road, Dehradun. Same as above. Residential area. Upper Class.
5	Whether the building is in accordance with Plan approved by the competent authority	Yes.
6	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.	All amenities available at near by area.
7a.	Area supported by documentary proof, shape, dimensions and physical features	The total land area is 167.22 sqm (as per Gift deed).
7b.	Attach a dimensional site plan	Owner to furnish it.
7c.	Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, Year & type of construction, finishing (floor-wise).	N.A.
8	Year of commencement of construction and year of completion of construction.	N.A.



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- |      |   |                            |
|------|---|----------------------------|
| 9    | Is it freehold or leasehold land?   | Freehold.                  |
| 10   | If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.   | N.A.                       |
| 11   | Is there any restrictive covenant in regard to use of land? If so, details are given.   | N.A.                       |
| 12   | Purpose for which the property is being used (residential/Commercial/ industrial etc)   | N.A.                       |
| 13   | Whether property is being used for the purpose for which Registered Authority has given sanction/ approval? If not, please specify the irregularity.  | N.A.                       |
| 14   | 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  | Yes, Under MDDA.           |
| 15   | Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification.  | Detail not available.      |
| 16   | Attach lay out plan and elevations of all the structures.   | Vacant plot of land.       |
| 17   | Provide technical details like R.C.C. frame structure, R.C.C. roofing, Brickwork plastered, electrification etc. of the building on separate sheet  | N.A.                       |
| 18a. | Is the building owner - occupied/tenanted / both?   | In owner possession.       |
| 18b. | If partly owner-occupied, specify portion and extent of area under owner - occupation   | N.A.                       |
| 19a. | Names of tenants/lessees/licensees, etc.  | N.A.                       |
| 19b. | Portions in their occupations   | N.A.                       |
| 19c. | Monthly or annual rent/compensation / license fee, etc. paid by each.   | N.A.                       |
| 20   | Are any occupants related to or close business associates of the owner?   | N.A.                       |
| 21   | Does the tenant bear the whole or part of the cost like electricity, water, electricity cost for common space, maintenance and operational cost of building, lift, pump etc.                                | N.A.                       |
| 22   | Is the property insured? If so, give details of the policy like policy number, insured amount, premium paid etc.  | Detail owner to provide.   |
| 23   | Is any dispute between landlord and tenant regarding rent pending in a court of law   | N.A.                       |
| 24   | Give instance of sales of immovable property in the locality happened in last two years on a separate sheet, indicating the name and address of the property, regd. No., sale price, area of land sold etc. | Detail not available.      |
| 25   | 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 in separate sheet /s.                        | As detailed in evaluation. |
| a.   | Valuation of the property as per Municipal for tax purpose (if available)   | No.                        |
| b.   | Circle rate per unit of the property  | --                         |
| c.   | Circle rate value of the property   | Rs. 50,16,600.00           |
| d.   | Land rate per unit taken in MV  | --                         |
| e.   | Market Value of the property  | Rs. 63,99,844.00           |
| f.   | Realizable Value of the property (80 %)   | Rs. 51,19,875.00           |
| G.   | Distress Value of the property (70 %)   | Rs. 44,79,891.00           |

## PART-II EVALUATION

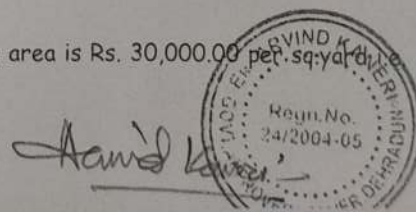
### PARTICULARS:

The property pertains for valuation is a vacant plot of land and is not properly demarcated.  
The combined property is bounded as below:

- |       |   |
|-------|---|
| North | : 10 ft. wide passage and property of Smt. Kritika Singh. |
| East  | : Property of Shri Windlass.                              |
| West  | : Property of Shri Arun Bhanot.                           |
| South | : Property of Shri Windlass.                              |

### EVALUATION:

i) The total land area is 167.22 sqm. The rate of the property of surrounding area is Rs. 30,000.00 per sq.yard.  
Rs. 38,272.00 per sqm and the circle rate is Rs. 30,000.00 per sqm.





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## Abstract of cost

Sl no.	Items	Quantity	Rates	Amount
A	Land area	167.22 sqm	Rs. 30,000.00	Rs. 50,16,600.00
Total cost of Property as per Circle rate is Rs. 50,16,600.00				
B	Land area	167.22 sqm	Rs. 38,272.00	Rs. 63,99,844.00
Total cost of Property as per Market rate is Rs. 63,99,844.00				

Say Rs. 63,99,800.00

(Rupees Sixty Three Lacs Ninety Nine Thousand and Eight Hundred only)

NOTE:- 1) The property is not demarcated properly.

2) Two tree of Mango are standing on the said plot of land.

## DECLARATION:

I, hereby, declare that:

- The information furnished above is true and correct to the best of my / our knowledge and belief;
- I / we have no direct or indirect interest in the property being valued;
- I / we have personally inspected the RIGHT property on 11.05.2016.
- I / We have not been convicted of any offence & sentenced to a term of imprisonment.
- I / We have not been found guilty of misconduct in my professional capacity.
- My / our registration with State Chief Commissioner of Income Tax is valid as on date.

Date: 12<sup>th</sup> May 2016

Place: DehraDun.

*Arvind Kaneri*



Arvind Kaneri  
Govt. Approved Valuer

Mr. Arvind Kaneri

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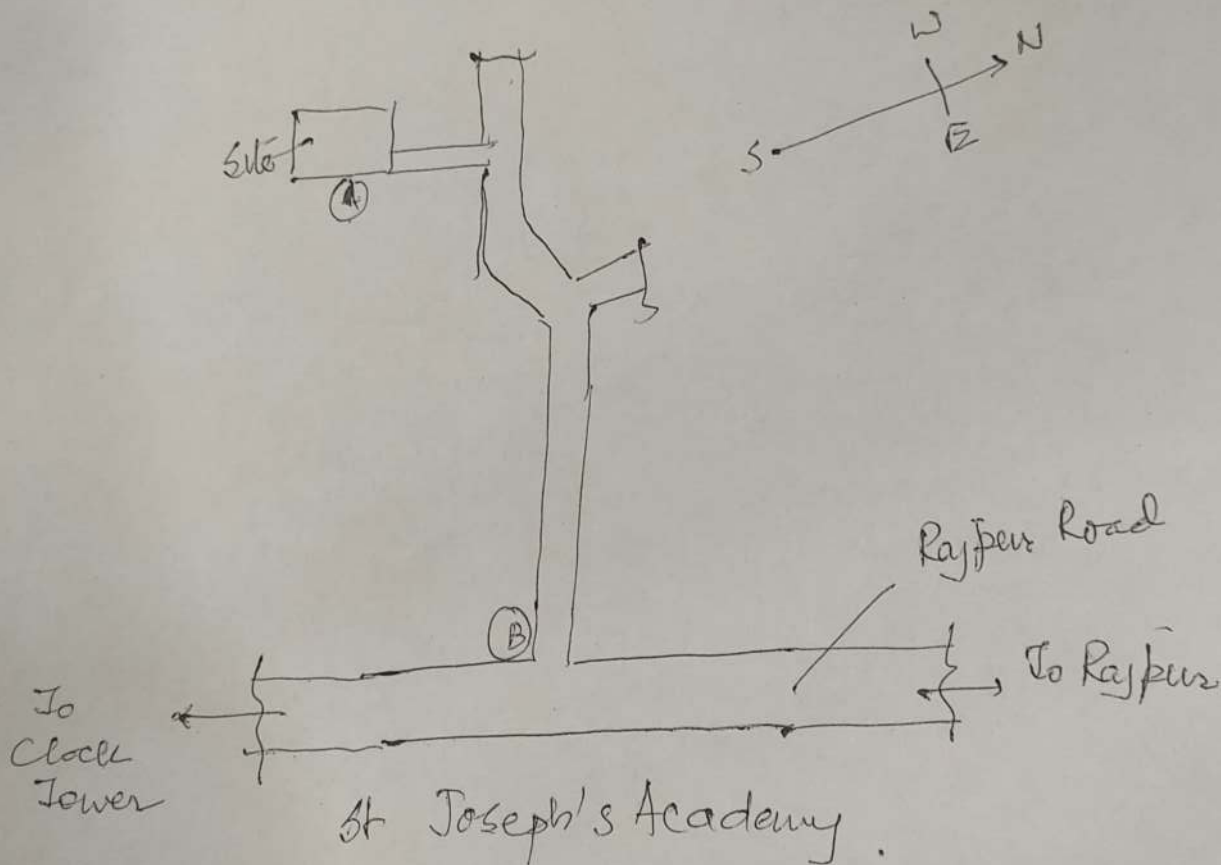
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KEY PLAN

(Not to Scale)

Property of Smt. Poonam Bhanot, part of property  
no: 130 (old no: 53 k) Rajpur Road, Dehradun.



Distance AB = 150 m.

