

Your Ref.	Our Ref.	Date 25-07-2019
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Appendix-II

**FORMAT OF VALUATION REPORT (FOR ALL PROPERTIES OF VALUE MORE THAN RS. 5 CRORES)**

Chapter	Content
I. Introduction	1. Name of Valuer : <b>ASHOK AGARWAL &amp; CO.</b> 2. Date of Valuation : 25-07-2019 3. Purpose of Valuation :- To access fair market value of the property. 4. Name of Property Owner/s : <b>BHUPESH KUMAR SHIKSHAN EVAM VIKAS SANSTHAN THRIUGH SH. BHUPESH KUMAR</b> 6. Name of Developer of the Property : N.A. ( in case of developer built properties )
II. Physical Characteristics of the Asset	1. Location of the property in the city : About 7 to 8 Km from MANDUWALA 2. Municipal Ward No. : N.A. 3. Postal address of the property <b>PROPERTY KHASRA NO. 1053, 1056, 1057, 1967, 1968 MAUZA KANSWALI KOTHRI PARGANA PACHWA DOON, TEHSILE VIKAS NAGAR, DISTT. DEHRADUN</b> 4. Area of the plot/land ( supported by a plan ) : As per N.E.C. and APPROVED MAP( Land area ) = 21090.00 SQMTS / 25223.64 SQYDS 5. Layout plan of the layout in which the property is located :- As per approved dwgs. by SADDA- ALREADY WITH BANK. 6. Details of Roads abutting the property : MANDUWALA -DUNGA ROAD 7. Demarcation of the property under valuation : YES 8. Description of Adjoining properties : RESERVE FOREST & Open Agri.Land 9. Survey no. if any : As per deeds and correction deed. No such number marked at site. Bank please verify from patwari of that area Part OF KHASRA NO. 1053, 1056, 1057, 1967, 1968 MAUZA KANSWALI KOTHRI PARGANA PACHWA DOON, TEHSILE VIKAS NAGAR, DISTT. DEHRADUN 10. Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations: <b>As per Annexure " A "</b> 11. Plinth area , Carpet area and Saleable area to be mentioned separately and clarified: <b>As per Annexure " A "</b> 12. Any other aspect. :- There are many khasra no. as per saledeeds already with Bank . Total land area not marked in map provided.
III. Town Planning Parameters	1. Master plan provisions related to the property in terms of land use : <b>AS PER APPROVAL</b> 2. Planning area/zone : N.A. 3. Development controls : <b>AS PER APPROVALS</b> 4. Zoning regulations : No details available. 5. FAR/FSI permitted and consumed : No details available. 6. Ground coverage: <b>AS PER APPROVALS</b> 7. Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. : <b>TO BE CONFIRMED FROM PANAL LAWYER</b> 8. Comment on surrounding land uses and adjoining properties in terms of usage.: : <b>RESERVE FOREST &amp; Open Agri.Land.</b>



		9. Comment on unauthorized constructions if any: <b>NILL</b> 10. Comment on demolition proceedings if any: <b>NILL</b> 11. Comment on compounding/ regularization proceedings: <b>NILL</b> 12. Comment on whether OC has been issued or not Any other aspect: <b>N.A.</b>
	<b>Legal Aspects</b>	<b>Description of legal aspects to include</b> 1. Ownership documents: <b>AS PER SALE DEEDS already with bank</b> 2. Names of Owner/s: <b>BHUPESH KUMAR SHIKSHAN EVAM VIKAS SANSTHAN THRIUGH SH. BHUPESH KUMAR.</b> 3. Title verification: <b>To be obtained from Bank's Panel Lawyer</b> 4. Details of leases if any: <b>NO DETAILS AVAILABLE.</b> 5. Ordinary status of freehold or leasehold including restriction on transfer: <b>FREE HOLD</b> 6. Agreements of easements if any: <b>NO DETAILS AVAILABLE.</b> 7. Notification for acquisition if any: <b>To be confirmed from Bank's Panel Lawyer</b> 8. Notification for road widening if any: <b>No</b> 9. Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report: <b>To be obtained from the Banks Panel Lawyer.</b> 10. Comment on transferability of the property ownership: <b>legal report to confirm</b> 11. Comment on existing mortgages/ charges/encumbrances on the property if any: <b>legal report to confirm</b> 12. Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be: <b>No information.</b> 13. Building plan sanction, illegal constructions if any done without plan sanction/violations: <b>YES APPROVED</b> 14. Any other aspect: <b>N.A.</b>
<b>V</b>	<b>Economic aspects</b>	1. Details of ground rent payable: <b>N.A.</b> 2. Details of monthly rents being received if any: <b>N.A.</b> 3. Taxes and other outgoings: <b>N.A.</b> 4. Property insurance: <b>No Information provided by the Owners/ bank</b> 5. Monthly maintenance charges: <b>No information Owners to be asked.</b> 6. Security charges, etc.: <b>N.A.</b> 7. Any other aspect: <b>N.A.</b>
<b>VI</b>	<b>Socio-cultural aspects</b>	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.: <b>The said property is located outside city limits</b>
<b>VII</b>	<b>Functional and Utilitarian Aspects</b>	Description of the functionality and utility of the assets in terms of: 1. Space allocation: <b>Average</b> 2. Storage spaces: <b>Available</b> 3. Utility of spaces provided within the building: <b>Yes</b> 4. Any other aspect: <b>N.A.</b>
<b>VIII</b>	<b>Infrastructure Availability</b>	a) Description of aqua infrastructure availability in terms of 1. Water supply: <b>Available</b> 2. Sewerage/sanitation: <b>Available</b> 3. Storm water drainage: <b>Available</b> b) Description of other physical infrastructure facilities viz. 1. Solid waste management: <b>NO</b> 2. Electricity <b>Available</b> 3. Roads & Public transportation connectivity: <b>VILLAGE ROAD TO SAID PROPERTY</b> 4. Availability of other public utilities nearby: <b>5-7 KM FROM DEHRUN MUSSOORIE ROAD.</b> c) Social infrastructure in terms of 1. Schools: <b>Within 0-1 Kms.</b> 2. Medical facilities: <b>About 5-7 kms</b> 3. Recreation facilities in terms of parks and open spaces: <b>N.A.</b>
<b>IX</b>	<b>Marketability</b>	Analysis of the market for the property in terms of 1. Locational attributes: <b>AVERAGE FOR SUCH BIG PROPERTY</b> 2. Scarcity: <b>N.A.</b>



		<p>3. Demand and supply of the kind of subject property.: (property is large/size so less buyers for such big property &amp; also recently due to demonetization of currency the real estate market could see a slow down &amp; hence the prices are likely to drop ).</p> <p>4. Comparable sale prices in the locality.: Not available</p>
	Engineering and Technology Aspects	<p>Description of engineering and technology aspects to include</p> <ol style="list-style-type: none"> <li>1. Type of construction,:- Load bearing structures AND composite type structure</li> <li>2. Materials and technology used,: Average</li> <li>3. Specifications,: As per annexure</li> <li>4. Maintenance issues,:- By Institute</li> <li>5. Age of the building :- 10-12 years</li> <li>6. Total life of the building,: 38-40 years</li> <li>7. Extent of deterioration,: N.A.</li> <li>8. Structural safety :- Structural Engineer to verify.</li> <li>9. Protection against natural disasters viz. earthquakes,: Structural Engineer to verify.</li> <li>10. Visible damage in the building if any,: Not seen</li> <li>11. Common facilities viz. lift, water pump, lights, security systems, etc.: YES</li> <li>12. System of air-conditioning,: AVAILBLE</li> <li>13. Provision for fire fighting,:- no</li> </ol> <p>Copies of plans and elevations of the building to be included.:</p>
XI	Environmental Factors	<ol style="list-style-type: none"> <li>1. Use of environment friendly building materials, Green building techniques if any,: NO</li> <li>2. Provision for rain water harvesting,: YES</li> <li>3. Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.: NO</li> </ol>
XII	Architectural and aesthetic quality	<p>Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.: AVERAGE</p>
XIII	Valuation	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data ( in terms of comparable sales ), reconciliation of various factors, departures, final valuation arrived at has to be presented here.: As per Annexure " A "</p>
IV	Declaration	<p>I hereby declare that :</p> <ol style="list-style-type: none"> <li>a) The information provided is true and correct to the best of my knowledge and belief.</li> <li>b) The analysis and conclusions are limited by the reported assumptions and conditions.</li> <li>c) I have no direct or indirect interest in the property valued.</li> <li>d) I ASHOK AGARWAL &amp; CO. 'valuer', has inspected the subject property</li> <li>f) I am a 'valuer' as per the provisions of the above referred Handbook in Category I and fulfill the education, experience and other criteria laid out therein.</li> </ol> <p>Name and address of the Valuer ASHOK AGARWAL &amp; CO. 38F/1 SAHARANPUR ROAD.</p> <p>Signature of the Valuer Date: 25-07-2019 Mobile no: 9897327950</p>
	Enclosures :	<p>-Layout plan of the area in which the property is located : ALREADY WITH BANK</p> <p>-Building plan: ALREADY WITH BANK</p> <p>-Floor plan : ALREADY WITH BANK</p> <p>-Photographs of the property being valued: Enclosed</p> <p>-Any other relevant documents/extracts.: N.A.</p>

ANNEXURE "A"

VALUATION  
Sale deed No. &  
Date  
1418  
12-02-1988

	Khasra No.	Area
	1053	0.401 hect.
	(Mauna Kanswali (Kothri), Tehsil Vikas Nagar, Pargana Pachwa Doon, Distt. Dehradun)	
1683, 15-02-1988	1056	0.445 hect.
	(Mauza Kanswali (Kothri), Tehsil Vikas Nagar, Pargana Pachwa Doon, Distt. Dehradun)	
1739, 18-02-1988	1057	0.316 hect.
	(Mauza Kanswali (Kothri), Tehsil Vikas Nagar, Pargana Pachwa Doon, Distt. Dehradun)	
7092 07-08-1987	1967 1968	0.955 hect
	(Mauza Kanswali (Kothri), Tehsil Vikas Nagar, Pargana Pachwa Doon, Distt. Dehradun)	
	<b>Total</b>	<b>21170 Sq.m / 25319.32 syds</b>

As per Title deed four no	=	21170 Sq.mts / 25319.32 syds
As per N.E.C. and APPROVED MAP( Land area )	=	21090.00 SQMTS / 25223.64 SQYDS
Total land area of land AS PER APPROVED PLAN	=	21090.00 SQMTS / 25223.64 SQYDS
Prevailing Market rate	=	Rs 2800/sqyds.
Prevailing circle rate	=	Rs 3100/sqmts.
Land value	=	Rs. 70626192.00

**BUILDING**

**RATE CONSIDERED- DEPP COST**

(A) School Building:	=	Rs. 10000.00/sqmts
R.C.C., framed structure (floor lit 3.35 M)		
(B) Hostel Building: building is not maintained and is in poor condition	=	Rs. 9000.00 per Sq.m
RCC Framed Structure (floor ht. 2.90 M)		

- 1). School Building : GF+FF+2<sup>nd</sup> Floor . : Area 3 x 445.23 Sq.m = 1335.69 Sq.m  
@ Rs. 10000.00 per Sq.m Rs. 13356900.00
- 2) Central Portion: G.F. + F.F. Area 760.36 Sq.m  
@ Rs. 10000.00 per Sq.m Rs. 7603600.00
- 3) Hostel Building: G.F. + F.F. Area 2 x 1360.82 Sq.m or 2721.64 Sq.m  
@ Rs. 9000.00 per Sq.m Rs. 24494760.00  
2<sup>nd</sup> F Area 1360.82 Sq.m  
@ Rs. 9000.00 per Sq.m Rs. 12247380.00
- 4) Swimming pool Coved Area 76.13 Sq.m  
@ Rs. 4500.00 per Sq.m Rs. 342585

Total i to iv

LESS FOR DEPP. 5%

Net building values

3. Add for buildings allied work  
Boundary wall, gate pathways lighting drainage, stores guard room etc  
10% of building cost

Rs. 58045225.0

Rs. 2902261.25

Rs. 55142963.75

B. S. CHOPRA & CO.  
CHARTERED ARCHITECTS  
GOVT. APPROVED VALUERS  
Office: Saket Chowk, DEHRADUN

Rs. 551429.63 C



A+B+C = Rs. 131283452.12  
Say Rs. 13.12 crore

= Rs.13.44 crore

= Rs.10.00crore

= Rs.11.00 crore

#### DECLARATION

- I hereby declare that  
The information furnished above is true and correct to the best of my knowledge and belief.  
As on date I am approved valuer in the panel of the bank.  
I have no direct or indirect interest in the property being valued.  
I have personally inspected the property  
My registration with State Chief Commissioner of Income Tax is valid as on date.  
I have not been convicted of any offence and sentences to a term of imprisonment.  
I have not been guilty of misconduct in any professional capacity;  
The particulars are based on information supplied by owner(s)/ market survey;  
The property is been identified by party and bank to valuer  
I have not been debarred by any banking / financial institution.

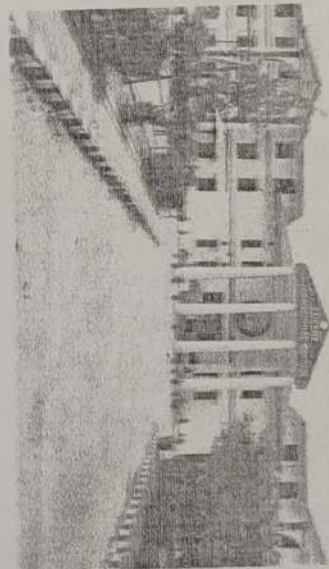
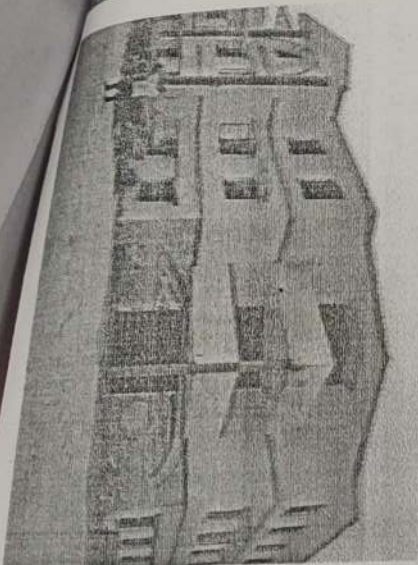
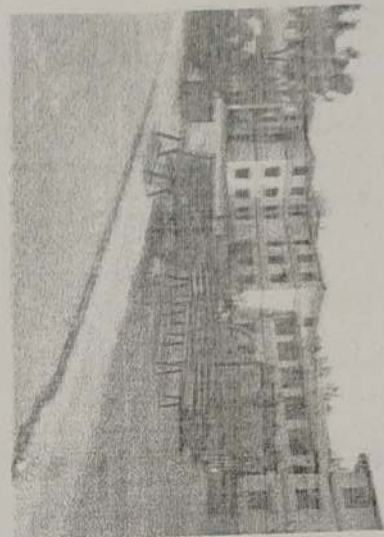
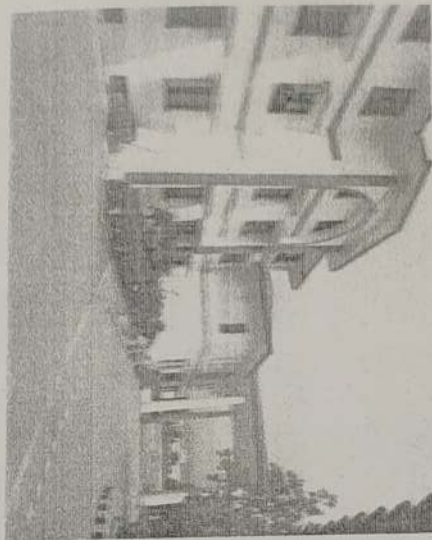
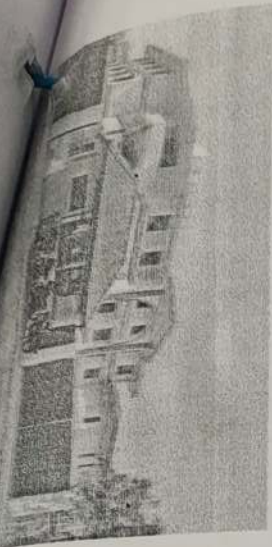
Place :- DEHRADUN

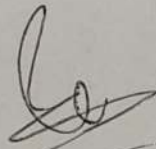
Signature and seal of Registered Valuer  
(On the Bank's Panel)  
ASHOK AGARWAL & CO

ASHOK AGARWAL & CO.  
CHARTERED ARCHITECTS  
GOVT. APPROVED VALUERS  
B/F12-Saharandour Chowk, DEHRADUN

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CHARTERED ARCHITECTS  
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195/2, Saharanpur Chowk, DEHRADUN