

**ABHISHEK GUPTA**  
B.Arch, M.Sc, A.I.V.

COA/HRDA Approved Architect  
COA License - Ca/2010/ 50146

**de design studio**  
Architect, Planner & Valuer

IOV Approved Valuer - A: 24285  
Panel Valuer Of Nationalize Banks

Ref. File No. - dds/BR/2019/ 406

# **VALUATION REPORT OF MIX-USE PROPERTY (SHOP + RESIDENCE)**

DATE OF INSPECTION : 10.10.2019  
DATE OF SUBMISSION OF REPORT : 11.10.2019

**SITUATED AT**  
**KHATONI KHATA NO- 338, KHASRA NO- 296/2**  
**GRAM PADARTHA, DHANPURA**  
**PARGANA JWALAPUR, TEHSIL & DISTT. HARIDWAR**

**OWNER**  
**MR. RAJESH KUMAR S/O MR. SANGAT RAM**

**PREPARED FOR**  
**STATE BANK OF INDIA, SME BRANCH, JWALAPUR, HARIDWAR**

**PREPARED BY**  
**M/S. DE DESIGN STUDIO**



(As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which the report will be considered to be correct)

**VALUATION REPORT**

Name &amp; Address of Branch : State Bank of India, SME Branch, Jwalapur, Haridwar

Name of Customer (s) : Mr. Rajesh Kumar S/o Mr. Sangat Ram (9917588813)

1.	<b>Customer Details</b>			Apl. No.
	Name	Owner/ Customers : Mr. Rajesh Kumar S/o Mr. Sangat Ram		
		Proposed Purchaser : NA		
2.	<b>Property Details</b>			
	Address	Khatoni Khata No- 338, Khasra No- 296/2 Gram Padartha, Dhanpura Pargana Jwalapur, Tehsil & Distt. Haridwar		
	Near-by Landmark	Behind PNB Bank Dhanpura		
	Location	29° 55' 31.935"N	78° 8' 46.653" E	
3.	<b>Document Details</b>			Approval No.
	Layout Plan	Yes / No	-	Name of Approving Authority
	Building Plan	Yes / No	-	
	Construction Permission	Yes / No	-	
	Legal Documents	Yes / No	Yes	List of documents provided:  By Bank: 1. Sale Deed Serial No- 1412 on dated 13.02.2003  By Client:
<b>Methodology of Valuation / Notes:</b>				
<p>1. Mr. Rajesh Kumar is available on the time of visit.</p> <p>2. Valuation of the Land is as/per the Market Approach study in the Near-by Area. Therefore, depending on size &amp; shape and location of Land, the Market Rate in the area ranges around Rs. 3000/- to Rs. 4000/- per Sq. M. Market Rate considered around Rs. 3500/- per Sq. Mt.</p> <p>3. Area of the Land is taken from the Sale Deed.</p> <p>4. Valuation of the Building has not been considered due to unavailability of approved map as instructed by the Bank. Property comprises of shops in the front and Residence at the near with open landscape area in the middle.</p> <p>5. The legal aspects were not considered in this valuation. In this valuation ownership has been verified from the Sale Deed / information provided by the accompanying person.</p> <p>6. Outer Nagar Nigam Limits of Haridwar.</p> <p>7. Property is located on the Main Dhanpura Road Nearby Pnb Bank &amp; Commercial Shops Available.</p>				



L.	13.02.2003	registered deed	Sale	photocopy, etc. Original	N.A.
----	------------	-----------------	------	-----------------------------	------

4.	<b>Physical Details</b>									
	Adjoining Properties (As per Sale Deed)		East: <b>Bagh of Mr. Ved Prakash</b>		West: <b>Road</b>		North: <b>Property of Seller</b>		South: <b>Property of Mr. Dalip &amp; Mr. Jaypal</b>	
	(As per Site)		East: <b>Other Property</b>		West: <b>Road</b>		North: <b>Property of Mr. Sonu</b>		South: <b>Property of Mr. Dalip &amp; Then Mr. Jaypal</b>	
	Matching of Boundaries		<b>Yes</b>	Plot Demarcated	<b>Yes</b>	Approved Land use	<b>Mix-Use</b>	Type of Property	<b>Residence + Shop</b>	
	No. of Rooms	Living/ Dining	<b>1</b>	Bedrooms	<b>6</b>	Toilets	<b>3</b>	Kitchen	<b>2</b>	
	Total No. of Floors	<b>2 Floors (G+1)</b>	Floor on which the Property is located	<b>Ground Floor</b>	Approx. Age of the property		<b>4 Years</b>	Residual Age of property	<b>66 Years</b>	
					Approx. Year of construction		<b>House 2016-17 &amp; Shop 2014-15</b>	Type of Structure	<b>R.C.C</b>	
5.	<b>Tenure/ Occupancy Details:</b>									
	Status of Tenure		Owned/ Rented		No of years of Occupancy		Relationship of Tenant or Owner			
	<b>Shops + Residence</b>		<b>Owner</b>		<b>-</b>		<b>-</b>			
6.	<b>Stage of Construction</b>									
	Stage of Construction		Under-Construction		If under-construction, extent of construction		<b>-</b>			
	<b>Completed</b>		<b>-</b>		<b>-</b>		<b>-</b>			
7.	<b>Violation if any observed</b>									
	Nature and extent of violations				<b>-</b>					
8.	<b>Area Details of the Property</b>									
	Site Area	<b>341.54 Sq M (As/ Deed)</b>	Plinth Area	<b>-</b>	Saleable Area/ Super Area	<b>Not Mentioned</b>			Remarks	
									<b>As per / Deed</b>	





### 9. VALUATION (Annexure-I):

#### Market Rate Value of the Property

Sl. No.	Description	Area	Unit	Rate (Rs.)	Dep. %	Amount
i.	a) Land	341.54	Sq M	37500/-	-	Rs.01,28,07,750/-
	b) Building– R.C.C/ M.S.	-	Sq M	-	-	Rs. /-
	c) Steel Shed	-	Sq M	-	-	Rs. /-
	d) Boundary Wall & Pavements					Rs. /-
	e) Miscellaneous + Services					Rs. /-
	<b>Total Fair Market Value</b>					<b>Rs.01,28,07,750/-</b>
ii.	<b>Present Realizable Market Value of the Property (@ ~15% less)</b>					<b>Rs. 01,09,00,000/-</b> <b>(Rounded)</b>
						(Rupees One Crore Nine Lakh only)
iii.	<b>Forced/ Distress Sale Value of Property Rounded @ ~25% less</b>					<b>Rs. 96,00,000/-</b>
						(Rupees Ninety Six Lakh only)

#### Guideline Value / Value of IP as per Circle Rates:

Description	Area	Unit	Rate (Rs.)	Multiple Factor	Amount (Rs.)
Land- For Residential (Non-Agri.) Page – 22, S. No.–1(3), Circle Rate – 12/01/18	341.54	Sq M	3500/-	-	Rs. 11,95,390/-
Building – RCC/ MS	-	Sq M	-	-	Rs. /-
Steel Shed	-	Sq M	-	-	Rs. /-
Boundary Wall	-	R M	-	-	Rs. /-
<b>Guideline (Circle)Value of the Land</b>					<b>Rs. 11,95,390/-</b>


### 10. Summary of Valuation (Detailed at Annexure-I)

i. Guideline Value:	Rs. 11.95 Lakh
ii. Fair Market Value	Rs. 01.28 Crore
iii. Realizable Value	Rs. 01.09 Crore
iv. Forced/ Distress Sale value	Rs. 96.00 Lakh



### 11. Assumptions / Remarks:

- Qualification in TIR/ Mitigation suggested, if any. NA
- Property is SARFAESI complaint: Yes
- Whether property belong to social infrastructure like hospital, school, old age home, etc. – No
- Whether entire piece of land on which the unit is setup/ property is situated has been mortgaged or to be mortgaged : Yes
- Details of last two transactions in the locality/ area to be provided if available: No information
- Any other aspect which has relevance on the value of marketability of the property. Refer Notes

12.	<b>Declaration:</b>		
	i. The property was inspected by the undersigned. ii. The undersigned does not have any direct/ indirect interest in the above property. iii. The information furnished here in is true and correct to the best of our knowledge.		
13.	<b>Enclosures:</b>		
a)	Detailed Valuation	At Annexure-I	
b)	Photographs of the property with Geo-stamping with date	At Annexure-II	
c)	Building and Floor Plan	Not Available	
d)	Govt. Circle Rates	At Annexure-III	
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Available	
f)	Google Map Location of the property	At Annexure-IV	
g)	Any other relevant documents/ extracts Copy of Conveyance Deed	Available with Bank	
h)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Not Available	
i)	Any other Document Attached	Copy of Front Page of Sale Deed	
Google Maps Navigation Location Plus code		R4W7+M4	
Name, Address & Signature of Valuer	Ar. Abhishek Gupta, De Design Studio, F-2, Hotel Shaurya, New Model Colony, Ranipur More, Haridwar, U.K.	Signature of the Valuer  	Date of Inspection/ Visit
			10-10-2019
			Inspection accompanied with Mr. Anshul Chauhan
	IOV Registration No. – A:24285		Date of Valuation
			11-10-2019



**ABHISHEK GUPTA**  
B.Arch, M.Sc, A.I.V.

COA/HRDA Approved Architect  
COA License - Ca/2010/ 50146

**de design studio**  
Architect, Planner & Valuer

IOV Approved Valuer - A: 24285  
Panel Valuer Of Nationalize Banks

## ANNEXURE-II



## PHOTOGRAPHS OF THE PROPERTY OF MR. RAJESH KUMAR

De Design Studio, F-2, Hotel Shaurya, New Model Colony, Ranipur More, Haridwar, U.K.-249401  
Tel N. - +91 800 6777767, +91 7900777785 Email Id - dds7767@gmail.com

Page 6

ANNEXURE-III

तहसील हरिद्वार के ग्रामीण क्षेत्रों की दरें

(सूची में वर्णित प्रमुख मार्ग से 100 मीटर की दूरी छोड़कर)

क्र० सं०	ग्रामीण क्षेत्र के राजस्व ग्रामों की श्रेणी	ग्रामीण क्षेत्र के राजस्व ग्रामों के नाम	सामान्य दर (BASE RATE)						
			कृषि भूमि (१ प्रति हेक्टेयर लाख में)	अकृषि भूमि (१ प्रति वर्ग मीटर)	बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लॉट (सुपर एरिया १ प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया १ प्रति वर्ग मीटर)	दुकान/ रेस्टोरेंट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	गैर वाणिज्यिक निर्माण की दर (१ प्रति वर्ग मीटर)
1	2	3	4	5	6	7	8	9	10
1	क	1- आदर्श टिहरी नगर	37.50	4000	16000	38000	33500	11000	10000
		2- लालबाग	35.00	3200	15200	34900	30400	11000	10000
		3- पदार्था उर्फ धनपुरा	34.50	3500	15500	37000	33400	11000	10000
		4- फरुपुर रामखेड़ा	34.50	3400	15400	35300	30800	11000	10000
		5- कटारपुर अलीपुर	34.50	3400	15400	35300	30800	11000	10000
2	ख	1- मुस्ताफाबाद	30.00	3400	15400	35300	30800	11000	10000
		2- नसीरपुर कला	30.00	3200	15200	34900	30400	11000	10000
		3- दीनारपुर	30.00	3000	15000	34500	30000	11000	10000
		4- रायपुर दरेखा	30.00	3000	15000	34500	30000	11000	10000
		5- समसपुर कटावड	30.00	3000	15000	34500	30000	11000	10000
		6- सहदेवपुर सहवाजपुर	30.00	2950	14950	34400	29900	11000	10000
		7- औरंगाबाद	30.00	3200	15200	34900	30400	11000	10000

उप निबंधक-ग्राम  
हरिद्वार

सह-तहसील  
हरिद्वार (द्वितीय)

(सो ललित नारायण मिश्र)  
उपर जिलाधिकारी (नित एवं राजस्व)  
हरिद्वार।

[22]



CIRCLE RATE LIST FOR THE PROPERTY OF MR. RAJESH KUMAR