

Er. M.C. Sharma

F.I.V (F-13721)

M.I.E (India) M-062599/4

Chartered Engineer & Govt. Approved Valuer,

Registration No: T-14

(Chief Commissioner Income Tax, Ghaziabad)

Empanelment Valuer:

♦ Bank of Baroda (U.K. & Western U.P.)

♦ Union Bank of India, U.K.

♦ UCO Bank, U.K.

♦ Bank of India, U.K.

♦ Distt. Co-op. Bank Ltd., M. Nagar, U.P.

♦ The Ganga M.U. Co-op. Bank., M. Nagar, U.P.

♦ Bank of India, Dehradun, U.K.

Mob : 09997100612

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M.C. & ASSOCIATES

Structural Engineers, Govt. Approved
Valuers, Surveyors, Planners & Estimators

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from

Branch Manager, Bank of Baroda, Branch Transport Nagar, Distt. Dehradun.

The Property Situated at

Property No. B-07 Situated at Transport Nagar, Mauza Sewla Kalan, Pargana Central Doon, Tehsil & Distt. Dehradun.

Owner:-

Sh. Himanshoo Kapoor S/o Sh. Madan Mohan Kapoor R/o 302 Don Royal Apartment, Sewla Kalan, Shimla Bypass Road Majra, Distt. Dehradun.

Was inspected on 20.01.2022, for the purpose of assessing it's present market value.
The following documents pertaining to the above property were produced for scrutiny.

Legal-opinion

Photocopy of Sale deed no- 7005, on dated- 06.08.2013.

Based upon the actual observation & the particular provided to me, a detailed Report has been prepared & is being enclosed here with on the prescribed form.

After taking into consideration the various important factor like the Location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation & potential for marketability etc., the Distress value is considered as 85% of the market value because of high fluctuation in the price of property. Hence I am of the opinion that the value are as follows:

PMR Value	=	₹ 2.58 Crore
Realizable Value 90% of PMR	=	₹ 2.32 Crore
Distress Value 85% of PMR	=	₹ 2.19 Crore



BANK OF BARODA
Branch –Transport Nagar, Distt. Dehradun.

VALUATION OF PROPERTY BY LAND & BUILDING METHOD
REPORT ON VALUATION

Name of Registered Valuer : Er. M.C. Sharma Registration No. T-14

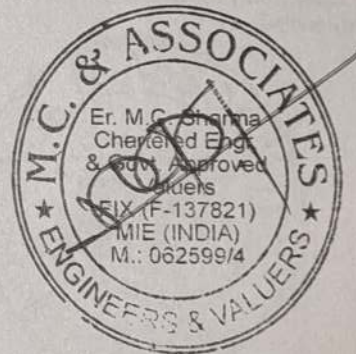
OM.C. Associates –100-21, dt. 06.10.2021.(Chief Commissioner of Income Tax, Ghaziabad, U.P.)

1.	Date of Visit of the site	:	20.01.2022
2.	Date of making valuation	:	21.01.2022
3.	Name of the owners of the property	:	Owner Sh. Himanshoo Kapoor S/o Sh. Madan Mohan Kapoor R/o 302 Don Royal Apartment, Sewla Kalan, Shimla Bypass Road Majra, Distt. Dehradun.
	i. Date of purchase of IP	:	06.08.2013.
	ii. Purchase Price of IP	:	Photocopy Enclosed
	iii. Sale/Lease/Gift deed No.	:	7005.
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property the locality was contacted	:	Yes.
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	:	Single-Ownership

6.	Brief description of the property	
a.	Location, street ward no. – postal address	: Property No. B-07 Situated at Transport Nagar, Mauza Sewla Kalan, Pargana Central Doon, Tehsil & Distt. Dehradun.
b.	Flat / Plot No.	: Property No. B-07
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	: Commercial
e.	Is the property situated in an unauthorized / authorized colony	: Authorized Area
f.	Classification of locality – high class / middle class / poor class	: Middle Class
g.	Is the IP in question or any part of it is under encroachment	: No
7.	Proximity to civic amenities like schools; hospitals, offices, markets, cinema halls etc.	: With in 1.0 Km Radius
8.a)	Area supported by documentary proof shape, dimensions and physical features	: See annexure- A & B
b)	Attach a dimensional site plan& elevations of all structure standing on the land along with photograph of the built up property	: Yes
d)	Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, year & type of construction, finishing (floor-wise)	: GF- 11 ft, FF-11 ft, SF- 11 ft. GF- 1825.00 Sqft, FF- 2063.00 Sqft. SF- 325.00 Sqft.
9.	Is it freehold or leasehold land?	: Free Hold land
10.	If leasehold, the name or Lessor / Lessee, nature of lease, dates of commencement / termination of lease and terms of renewal of lease.	: N/A



11.	Is there any restrictive covenant in regard to use of land? If so, details be given.	:	No
12.	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.	:	Urban Municipality
13.	Is the property – whole or part of land notified for acquisition by Govt. of any statutory body?	:	No
14.a)	Is the building owner – occupied / tenanted / both?	:	Owner Occupied
b)	If party owner – occupied, specified portion and extent of area under owner – occupation.	:	Owner Occupied
15.a)	Names of tenants / lessees / licensees etc.	:	Owner Occupied
b)	Portions in their occupations	:	Businessmen
16.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	:	No
17.	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.	:	The valuation is calculated by Land & Building as per GLR and PMR rate
	Market value of the property	:	Rs. 2.58 Crore
	Realizable Value 90% of PMR	:	Rs. 2.32 Crore
	Distress Value 85% of PMR	:	Rs. 2.19 Crore



DECLARATION :

I hereby, declare that:

- a) The information furnished above is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the property being valued;
- c) I have personally inspected the property on 20.01.2022.
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date :21.01.2022.

Place : Dehradun.

Signature and seal of Registered Valuer
On the Bank's Panel
Er. M.C. Sharma

T-14 (Chartered Engineer & Govt. Approved Valuer)
Address:28, Mahadev Vihar, GMS Road,
Dehradun (UK)



Annexure-ALand Detail

Prop. Add:- Property No. B-07 Situated at Transport Nagar, Mauza Sewla Kalan, Pargana Central Doon, Tehsil & Distt. Dehradun.

Boundaries of Properties

	As per Sale Deed	Actual
East	29-M Wide Road	29-M Wide Road
West	Godown C-Type	Godown C-Type
North	Property of others	Property of others
South	Service Area	Service Area & Property of Himanshoo Kapoor

Annexure-BMeasurement of Properties

	As per Sale Deed	Actual
East	15.00 M	15.00 M
West	15.00 M	15.00 M
North	15.00 M	15.00 M
South	15.00 M	15.00 M
Total Area	225.00 Sqm. or 269.10 Sqyd.	225.00 Sqm. or 269.10 Sqyd.

Net Plot area = 225.00 Sqm. or 269.10 Sqyd.



Annexure-C**03 CHARACTERISTICS OF THE SITE**

- What is character of the locality : Development Authority Commercial Used
- What is the classification the locality : Middle Class
- Road facilities are available : Yes
- Any factor which affect marketability of land? : Medium
- Tenure of Land : Owner constructed the building in year 2014
So future life of Building 53 year.

04 Value of adopting GLR

- Guideline rate abstained from registrar's office : Rs. 14,950/- Sqm. (At Page No. 20, Sr. No. 02/21)

05 Value of adopting PMR

- Prevailing market rate : Rs. 48,000/- to 50,000/- Sqyd.
- Unit rate adopted in this valuation after considering characteristics of subject plot : Rs. 49,000/- Sqyd.
- Value of land adopting PMR (269.10 Sqyd. X 49,000/- Sqyd.) : Rs. 1,31,85,900/-
- : Say Rs. 1.32 Crore.



Annexure-DPLINTH AREA TABLE

01	Type of construction	:	RCC Framed Type
02	Quality of construction	:	Good
03	Appearance of building	:	Good
04	Maintenance of building	:	Medium
05	Plinth area	:	As per table

Plinth Area Chart

S. No.	Floor	Year of Construction	Roof Height	Covered Area		Total A+B (sqft.)
				A-Main	Cultivator-B	
1.	GF-	2014	11-0'	1825.00 Sqft.	500.00	2325.00
2.	FF-	2014	11-0'	2063.00 Sqft.	300.00	2363.00
3.	SF GCI Shed-	2014	11-0'	325.00 Sqft.	--	325.00
Total						5013.00

- 06 Value of building is estimated by adopting suitable plinth area rate depending upon specifications. Depreciation is calculated by straight line method assuming salvage value
- 07 Map approved by MDDA & Construction As per Map.



Annexure-EDetail of Building

S.No.	Particulars	GF	FF	SF
1	Foundation	RCC Framed Type		
2	Superstructure	RCC	RCC	Briks Work
3	Roof	RCC	RCC	GCI Shed
4	Floor	Vertified Tiles	Vertified Tiles	Vertified Tiles
5	Chaukhats	Angle Iron	Angle Iron	Angle Iron
6	Shutters	Rolling Shutter	Rolling Shutter	Rolling Shutter
7	Plinth area (sqft.)	2325.00	2363.00	325.00
8	Year of construction	2014	2014	2014
9	Age of building	07 yrs	07 yrs	07 yrs
10	Total Life	60 yrs	60 yrs	60 yrs
11	Future Life	53 yrs	53 yrs	53 yrs
12	Rate of Depreciation	7.0%	7.0%	7.0%
13	Rate of replacement (sqft.)	1700.00	1600.00	1200.00
14	Replacement amount	3952500.00	3780800.00	390000.00
15	Depreciation amount	276675.00	264656.00	27300.00
	Net amount	3675825.00	3516144.00	362700.00
	Grand Total	7554669.00		



Annexure-FAmenities & Extra Item
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Over Head Tank	40,000.00
2.	Main Gate & Boundary Wall	1,00,000.00
3.	Mummtty	3,50,000.00
4.	Site Development, Elevation & Paving Etc.	5,00,000.00
	Total	9,90,000.00

Annexure-GServices
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Electric Fitting	3,50,000.00
2.	Water fitting. & Sanitary	2,50,000.00
3.	Electric deposit, water deposit & sewer deposit	50,000.00
4.	Septic Tank	60,000.00
	Total	7,10,000.00

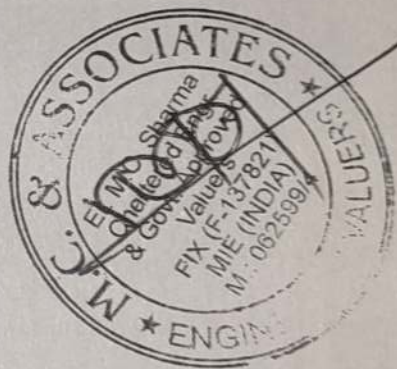


4	Services	710,000.00
5	15% Extra Due To 18-M Above Road	3,366,085.00
	Total Rs.	25,806,654.00
	Say Rs.	2.58 Crore

PMR Value	=	₹ 2.58 Crore
Realizable Value 90% of PMR	=	₹ 2.32 Crore
Distress Value 85% of PMR	=	₹ 2.19 Crore

Encloses:-

1. Photographs of Prop.
2. Latitude & Longitude Plan
3. GLR



40	कण्डोली (गोमीतारुम)	10000	24000	60000	54000	12000	10000
39	पुष्पगीगाव	10000	24000	60000	54000	12000	10000
38	रायजरावा	10000	24000	60000	54000	12000	10000
37	राजावाला	10000	24000	60000	54000	12000	10000
36	भाजरा	10000	24000	60000	54000	12000	10000
35	चमपुर	13000	27000	62000	56000	12000	10000
34	राहितवाडी	13000	27000	62000	56000	12000	10000
33	अजीत प्रसाद भाग	13000	27000	62000	56000	12000	10000
32	अनन्द चौक	13000	27000	62000	56000	12000	10000
31	रामेश्वर मोहल्ला	13000	27000	62000	56000	12000	10000
30	अछाडा मोहल्ला	13000	27000	62000	56000	12000	10000
29	मुस्लिम कालोनी	13000	27000	62000	56000	12000	10000
28	खुजवाडा सामल ब्लॉक	13000	27000	62000	56000	12000	10000
27	राजवाली मोहल्ला	13000	27000	62000	56000	12000	10000
26	जोडीपुर मोहल्ला	13000	27000	62000	56000	12000	10000
25	भन्नापुडा	13000	27000	62000	56000	12000	10000
24	धनकोवराव भाग	13000	27000	62000	56000	12000	10000
23	भैलाजी मोहल्ला	13000	27000	62000	56000	12000	10000
22	भोलानगर मोहल्ला	13000	27000	62000	56000	12000	10000
21	दकखोवावा	13000	27000	62000	56000	12000	10000
20	रामनगर	13000	27000	62000	56000	12000	10000
19	सिमान भण्डो	13000	27000	62000	56000	12000	10000
18	डीठा भण्डो	13000	27000	62000	56000	12000	10000
17	पधरीबाग	13000	27000	62000	56000	12000	10000
16	रायजरावा भाग सामल ब्लॉक	13000	27000	62000	56000	12000	10000
15	जुनसबाई भाग	13000	27000	62000	56000	12000	10000
14	गोडीगाड	13000	27000	62000	56000	12000	10000
13	दीपस कालोनी	13000	27000	62000	56000	12000	10000

15/ Etes due to SMS. above
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