

ROMESH KUMAR GUPTA

B. Tech. (Hons.), F.I.V., M.I.E.

Govt. Approved Valuer for Immovable Properties

From: Chief Commissioner of Income Tax,

Ministry of Finance, Dehradun

Address:

20, Engineer's Enclave, Phase – 3,

G.M.S. Road, Dehradun

Phone: 0135-2528005 (R)

09412009964 (M)

E-Mail Id: guptaromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No.: - PNB-140/2022-23

Date: - 23-03-2023

To

The Chief Manager,
Punjab National Bank
Corporate Banking Branch, Race Course
District Dehradun (U.K.)-248001

Form 0-1 (Rule 8D) of Wealth Tax Rules 1957**Report of valuation of Immovable Property (other than agricultural lands, plantation, forests, mines and quarries) belonging to M/s Uttrankhand Uthan Samiti**

1 – QUESTIONNAIRE		
I	GENERAL / INTRODUCTION	
1	Name of Valuer	Romesh Kumar Gupta
2	Date of Valuation Title Deed No. and date	22-03-2023 1. Sale Deed No. 4102 (SRO-, Vikasnagar) dated 25-11-2003 in Bahi No.1, Zild 8 page 390 and A.D. Fa Book No. 1 Zild 372 pages 687-696 (In the name of Smt. Seema Bansal)- For Rs. 3,50,000.00 2. Sale Deed No. 4101 (SRO-Vikasnagar) dated 19-07-2016 in Bahi No.1, Zild 2923 page 167-186 (In the name of Sh. Dinesh Mohan Kala)- For Rs. 1,99,41,000.00 3. Sale Deed No. 4104 (SRO-Vikasnagar) dated 25-11-2003 in Bahi No.1, Zild 2 Page 190 and A.D. Fa Book No. 1, Zild 372 4. Sale Deed No. 9707 (SRO-Vikasnagar) dated 06-11-2007 in Bahi No.1, Zild 633 page 71and A> D.Fa Book No. 1, Zild 1061 page 687-702 (In the name of Smt. Seema Banxsal) 5. Sale Deed No. 705 (SRO-Vikasnagar) dated 18-02-2008 in Bahi No.1, Zild 633 page 83 & A.D. Fsa Book N0.1, Zild 1087 pageg 417-434 (In the name of Smt. Seema Bansal- For Rs. 3,24,000.00 6. Sale Deed No. 4207 (SRO-Vikasnagar) dated 10-10-2008 in Bahi No.1, Zild 633 page 94and A.D. Fa Book No. 1, Zild 1036 page 467-486 (In the name of Smt. Seema Bansal)- 22-03-2023
3	Purpose for which valuation is made	Assessment of fair market value of property for Supporting Secure Landing decision for PNB, CBB, Race Course, District Dehradun (U.K.)

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4.	Name of the Property owner /owner's (Details of each owner in case of joint & Co-Ownership)	<u>M/s Uttrankhand Uthan Samiti</u>
5.	Name of the Bank / FI as applicable	Punjab National Bank, CBB, Race Course, District Dehradun (U.K.)
6.	Name of the Developer of the property (In case of Developer built properties)	N/A
7.	Whether occupied by the owner/Tenant. (If occupied by tenant, since how long)	Owner
II	PHYSICAL CHARACTERISTICS OF THE ASSESTS	
1.	Location of the property in the city a. Plot No. / Survey No b. T.S. No. / Village c. Ward/Taluka d. Mandal / District	The property Khasra No. 801, 792Ka,802Ka, 804, 805Ka, 840, 810Ga, 810Ka, 805Ga, 841Min.. Village Nau Gaon, Tehsil Vikas Nagar District Dehradun (U.K.),
	Municipal Ward No. / Khasra No. / Plot No. of land	Village Area
3	City/Town Residential Area / Commercial Area / Industrial Area	Vill. Nau Gaun, Tehsil Vikas Nagar Used as Commercial (Education Institute)
4	Classification of Area High/Middle/ Poor Metro/Urban/Semi-Urban/ Rural	Middle/Poor Urban
5	Coming under Corporation limit, Village Panchayat/ Municipality	Village
6.	Postal Address of the property	Uttrankhand Uthan Samiti, Nau Gaon, Tehsil Vikas Nagar (On Sudhowala- Manduwala _ Bhauwala Road)
7	Latitude, Longitude and Co-ordinates of the property	N - 30°23'.056" / E - 77°55'.709"
8	Area of plot /Land (Supported by a plan)	The land area under consideration 1. Sale Deed No. 4102 = 0.3200Hectatres 2. Sale Deed No. 4101 = 1.4340Hectare 3. Sale Deed No. 4104 = 1.2752Hectares 4. Sale Deed No. 9707 = 0.3600 Hectares 5. Sale Deed No. 4207 = 0.2160Hectares 6. Sale Deed No. 705 = 1.4090Hectares Total Area = 5.0142Hectares / 50142Sqm.
9.	Layout plan of the area in which the property is located	As Mentioned in Para General-2 & II-8

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10	Development of surrounding areas	The surrounding area in which the property is situated is used as Institutional Building				
11.	Roads abutting the property	The Property is situated About 0.900Km. from Manduwala to Bhauwala Road .				
12	Whether covered under any State/Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area/ Cantonment area	No detail available				
13	In case it is an agriculture land, any conversion to house site plots is contemplated	No. The land is non-agriculture as the land is an Institutional building				
14	Boundaries of the property	As per Sale deed		As per Site		
	North	There are Six Sale deed and No dimentions are written in sale deeds.		Not measurable. Land area as per sale deed is being adopted.		
	South	-Do-		-Do-		
	East	-Do-		-Do-		
	West	-Do-		-Do-		
		5,0142Hectares / 50142Sqm.		5,0142Hectares / 50142Sqm.		
	Extent of the site considered for Valuation (Least of 14A & 14B)	.Adopted Area 5,0142Hectares / 50142Sqm.				
15	Description of adjoining property	As per Sale deed		As per Site		
	North	As there are more Sale deeds hence boundaries are not mentioned.		College Campus		
	South	-Do-		Property of others		
	East	-Do-		Property of others		
	West	-Do-		College Campus		
16	Survey No. if any					
17	Type of building (Residential/ commercial/ Industrial)	Residential Hostel building. This is a part of Educational Institutional building				
18	Details of building / buildings and other improvements in terms of area, height, No's of floor, plinth area floor wise, year of construction, year of making alteration / additional construction with details / full details of specifications to be appended along with building plans and elevation	The building is load bearing Structure.				
19	Plinth area / Carpet area and saleable area to be mentioned separately and clarified in SQMTS	S. No.	Floor	Year of Construc tion	Roof Height	Plinth Area
		1	Ground	2008	10' to 12'	31,134.00 Sq.ft / 2893.49 Sqm.
		2	First	2008	10' to	31,134.

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					12'	00 Sq.ft / 2893.49 Sqm.
		3	Second	2008	10' to 12'	31,134. 00 Sq.ft / 2893.49 Sqm.
		4	Third	2008	10' to 12'	31,134. 00 Sq.ft / 2893.49 Sqm.
20.	Any other aspect	No				
III	TOWN PLANNING PARAMETERS					
1.	Master Plan provisions related to the property in terms of land use	Hostel Building				
2	Date of issue and validity of layout of approved map/Plan	Approved drawing is not made available.				
3	Approved Map / Plan issuing authority	MDDA				
4	Whether genuinness or authenticity of approved map / plan is verified	There is no online portal to check the genuinness of the map				
5	Any other comment by our empanelled valuer on authentic of approved plan					
6	Planning area/Zone	MDDA				
7	Development Controls	MDDA				
8	Zoning Regulations	MDDA				
9.	FAR/ FSI permitted and consumed	-				
10.	Ground Coverage	-				
11	Transferability of development rights if any, Building Bye-law provisions as applicable to the property viz. Setbacks, height restrictions etc.	To be confirmed from panel Advocate /				
12	Comments on surrounding land uses and adjoining properties in terms of usage	Institutional use				
13	Comment on un-authorised construction, if any	N/A				
14	Comment on Demolition proceedings if any	-N/A				
15	Comment on Compounding / regularization proceedings	N/A				
16	Comment on whether OC has been issued or not	No				
17.	Any other aspect	None				
IV	LEGAL ASPECTS					
1.	Ownership Documents	1 Sale Deed No. 4102 (SRO-, Vikasnagar) dated 25-11-2003 in Bahi No.1, Zild 8 page 390 and A.D. Fa Book No. 1 Zild 372 pages 687-696 (In the name of Smt. Seema Bansal)- For Rs. 3,50,000.00				

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2	Name of the owners /owner's (In case of joint or Co-ownership, whether the shares are undivided or not) Details of each owner in case of joint & Co-Ownership)	M/s Utrankhand Uthan Samiti
3.	Comments on dispute/Issues of Land lord with tenant / statutory body/any other agencies, if any in regard to immovable property.	Not applicable
4.	Comment on whether the IP is independently accessible	Yes.
5.	Title Verification	To be confirmed by Panel Advocate
6.	Details of lease if any	None
7.	Ordinary status of freehold or leasehold including restriction of transfer.	Free Hold without any restriction on transfer
8.	Agreement of easements if any	No
9.	Notification of acquisition if any,	No
10.	Notification for road widening if any,	No
11.	Possibility of frequent flooding/ sub-merging	No
12.	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)	None
13.	Heritage restriction 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.	No
14.	Comment on Transferability of the property	To be confirmed by panel Advocate

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	ownership	
15.	Comment on existing mortgages / charges / encumbrances on the property, if any	The Property is already mortgage with PNB
16.	Comment on whether the owners of the property have issued any guarantee (Personal/corporate) as the case may be	N/A. To be confirmed by panel Advocate
17.	Building plan sanction, illegal construction if any done without plan	N/A
18.	Any other aspect	No
V	ECONOMIC ASPECTS	
1	Detail of ground rent payable	N/A
2	Detail of monthly rents being received if any,	N/A
3.	Taxes & other outgoings	N/A
4.	Property insurance	N/A
5.	Monthly maintenance charges	N/A
6.	Security charges, etc.	N/A
7.	Any other aspect	No
VI	SOCIO_CULTURE ASPECTS	
1.	Description 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.	Commercial Area
VII	FUNCTIONAL AND UTILITARION ASPECTS	
	Description of the functionality and utility of the assets in terms of:	
1	Space allocation	Yes
2	Storage spaces	Yes
3.	Utility of spaces provided within the building	Yes
4	Any other aspect	No
VIII	INFRASTRUCTURE AVAILABILITY	-
a	Description of aqua infrastructure availability in terms of	
	1. Water Supply	Available
	2. Sewerage/Sanitation	Available
	3. Storm water drainage	Not Available
b.	Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Owner to Clarify
	2. Electricity	Available
	3. Roads and public utilities nearby	Available
	4. Availability of other public utilities nearby	Yes
c	Social infrastructure in terms of	
	1. School	Within 2-3Km. but overall about 10-20Km.
	2. Medical facilities	Within 3-4Km. and overall within 10-20Km.
	3. Recreation facilities in terms of park and open spaces	Within 1-2Km
IX	MARKETABILITY	
	1. Locational attributes	The property under consideration is situated in Rear part of the Institutional buildings and theres is

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		no separate Rasta is available and the rasta is through main campus of DBUU. Both properties are already mortgage with Bank. This is a revaluation report so bank is advised to treat both the properties as one till the loan exists. Therefore this property may be taken with other portion of the property i.e institutional property.
	2. Scarcity	No
	3. Demand & Supply of the kind of subject property	The plot size is bigger. Hence demand is less. The property has way through other property hence requires separate rasta if sale separately.
	4. Comparable sale prices in the locality	No such details available in the area
X	ENGINEERING AND TECHNOLOGY ASPECTS	
1.	Type of construction	RCC Framed Structure
2	Material & Technology aspects	Brick Walls / Plastered
3.	Specifications	RCC Roofing / PCC / Mosaic/ Tiles Flooring / Wooden Frame / Steel Chaukhats & Aluminium door shutters with Glass Panelled (To be fixed)
4	Maintenance issues	Good
5	Age of building	13years
6	Total life of the building	About 60 Years if maintain properly and Regularly
7.	Extent of deterioration	Nil
8.	Structural Safety	To be done by Structural Engineer
9.	Protection against natural disaster viz. earthquake	The property is situated in ZONE-IV of Earthquake
10.	Visible damage in the building if any	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.	There is no provision of lifts.
12.	System of air-conditioning	No
13.	Provision for fire fighting, Copies of plans and elevation of the building to be included	No
XI	ENVIRONMENTAL FACTORS	
1.	Use of environment friendly building materials, Green building techniques if any	N/A
2.	Provision of rain water harvesting	N/A
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.	N/A
XII	ARCHITECTURAL AND AESTHETIC QUALITY	
1.	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.	The building finishing is to be completed.
XIII	VALUATIONS	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three genetic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular	No transaction in recent time is available as there are less Sale/purchase of properties and there is no online portal to check the current transaction of the property. After the corona apedemic the transactions of the properties also

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	approach and basis on which the final valuation judgement is arrived at. 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.	are very less. As this is bigger size plot hence rates will be less. As per Google the rates for land also are not available at present day. The property is situated on rear portion of institutional building which mean that no separate rasta is there for the property. The overall property is situated on 20ft. Wide road which join on one part of the other property. As per enquiry in the market the rates are adopted @ Rs. 3,200/- per Sqm. As of Circle rates .
2.	As a result of my appraisal and analysis, it is my opinion that the present market value of the above property in prevailing conditions with aforesaid specifications is	Market Value 1. Land 50142.00Sq.yd. X Rs. 3,200/- = Rs. 16,04,54,400.00 Say Rs. 16,04,54,000.00
	The other details are as under	
1.	Date of purchase of immovable property	2003/ 2007/2008 and 2016
2.	Purchase price of immovable property	-
3.	Market value of immovable property (A).	Value of Building = 11576.95Sqm. X 17,640/-per Sqm. = Rs. 20,41,64,654.00 Add for Water / Sewer Supply connection, Electrical external/Internal connections@ 27.5% = Rs. 5,61,45,279.00 Total Building = Rs. 26,03,09,933.00 Deduct depreciation @ about 20% = Rs. 5,20,61,986.00 Net Building Value = Rs. 5,20,61,938.00 Say Rs. 20,82,47,947.00 Say Rs. 20,82,48,000.00
	Total Value (Land + Building)	Rs. 36,87,02,000.00
4.	Realizable value of immovable property	15 % Less i.e. 0.85 of Rs. 36,87,02,000.00 = Rs. 31,33,96,700.00 Say Rs. 31,33,96,000.00
5..	Distress sale value of immovable property	30% Less i.e. 0.70 of Rs. 36,87,02,000.00 = Rs.25,80,91,400.00 Say Rs. 25,80,91,000.00
6.	Guideline Value (Value as per Circle Rates) The C.R. are Rs. 3,200/- per Sqm. and Rs. 12,000/- (For Building) per Sqm. as per C.R. list page No. 21 item No. 3-C-2/6, & 10, under Gramin Areas of Registrar Up-Zila Vikasnagar- After 350m. from Main Margs . (Naugaon)	Land Area 50142Sqm.. X Rs. 3,200/- per Sqm. = Rs. 16,04,54,400.00 Add for Building = 4X 31134Sq.ft. / \$X 2893.49Sqm. X Rs. 12,000/- X 0.86 = Rs. 11,94,43,267.00 Total Land + Building = Rs. 27,98,97,267.00 Say Rs. 27,98,97,000.00

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PART – III DECLARATION

I hereby declare that:

- (a) the information furnished in my valuation report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- (b) I have no direct or indirect interest in the property valued;
- (c) I have not been convicted of an offence and sentenced to a term of imprisonment; and
- (d) I have not been found guilty of misconduct in my professional capacity

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CERTIFICATES

1. The valuation is assigned by the bank
2. This valuation report is valid only for this specific purpose and not meant for any other purpose/any court or law.
3. I, have personally inspected the RIGHT property on dated 20-03-2023 with owner's representative.. The work is not sub-contracted to any other valuer and carried out by myself.
4. Legal aspects on the ownership of the property are not considered in this report.
5. The rates for valuation of the property are in accordance with the circle rate and prevailing market rates.
6. I have read the Handbook on Policy, Standard and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part-B of the above Handbook to the best of my ability.
7. I have read the International Valuation Standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in "General Standards" and "Asset Standard" as applicable.
8. I abide by the Model Code of Conduct for empanelment of valuer in the book (Annexure III-A signed copy of same to be taken and kept along with this declaration). This report is an opinion towards value of property shown to valuer.

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(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/
partners/directors DECLARATION- CUM- UNDERTAKING**

I, Romesh Kumar Gupta Son of Late Shri Prem Lal do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 22-03-2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 20-03-2023 the work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be having expired, or such penalty has been confirmed by Income-tax

ROMESH KUMAR GUPTA

B. Tech. (Hons.), F.I.V., M.I.E.
Govt. Approved Valuer for Immovable Properties
From: Chief Commissioner of Income Tax,
Ministry of Finance, Dehradun

Address:

20, Engineer's Enclave, Phase – 3,
G.M.S. Road, Dehradun
Phone: 0135-2528005 (R)
09412009964 (M)

E-Mail Id: guptaromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No.: - PNB-140/2022-23

Date: - 23-03-2023

Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number/Service Tax number as applicable is ACHPG6531H
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)-Yes
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)-No
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

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z. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property is in possession of the owner
2.	Purpose of valuation and appointing authority	Fair Market Value for Supporting Secure Landing decision for Punjab National Bank/ IRAM Branch, Haridwar Road, Dehradun (U.K.)- 248001
3.	Identity of the valuer and any other experts involved in the valuation;	Romesh Kumar Gupta
4.	Disclosure of valuer interest or conflict, if any;	No Interest or Conflict in the Company
5.	Date of appointment, valuation date and date of report;	20-03-2023 /22-03-2023 / 22-03-2023
6.	Inspections and / or investigations undertaken;	20-03-2023 with owner's representative
7.	Nature and sources of the information used or relied upon;	The fixed assets details provided by the bank
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Mentioned in detail in the report
9.	Restrictions on use of the report, if any;	For Bank Purpose only
10.	Major factors that were taken into account during the valuation;	The land area as per sale deed is being taken in the valuation report.
11.	Major factors that were not taken into account during the valuation;	The road width is only internal road for property.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	All the necessary care has been taken in analysis of the information & details obtained at site to present this valuation.

Place: Dehradun

Date: - 22-03-2023

Romesh Kumar Gupta
Registered Valuer for Immovable Properties
Registration No: 06/2012-13