

**Er. M.C. Sharma**

F.I.V. (F-13721)

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

Chartered Engr. & 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-operative Bank Ltd.
- ♦ The Ganga M. U. Co-operative Bank Ltd.
- ♦ Bank of India, Dehradun, U.K.



Phone : 0135-2621932

09997100612

Mobile : 09412381158

07310816010

e-mail : m.cassociates@yahoo.com  
svsassociates.10@gmail.com

**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 Indra Nagar Distt. Dehradun.

The Property Situated at Property No. 48 (New No. 119/48), (Mannuganj Road) Moti Bazar, Distt. Dehradun.

**Owner:-**

Smt. Ruchika Minocha W/o Sh. Sanjay Minocha.

Was inspected on 15.10.2020 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 - 10094 on dated 02.11.2007

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	=	₹ 3.84 Cr.
Realizable Value 90% of PMR	=	₹ 3.46 Cr.
Distress Value 85% of PMR	=	₹ 3.26 Cr.
Value of GLR	=	₹ 2.71 Cr.



**BANK OF BARODA**  
**Branch – Indra Nagar, Distt. Dehradun.**  
**VALUATION OF PROPERTY BY LAND & BUILDING METHOD**  
**REPORT ON VALUATION**

Name of Registered Valuer : Er. M.C. Sharma

OM.C. Associates – 100-21, dt. 17.10.2020 (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

Registration No. T-14

1.	Date of Visit of the site	:	15.10.2020
2.	Date of making valuation	:	17.10.2020
3.	Name of the owners of the property	:	<b>Owner</b> Smt. Ruchika Minocha W/o Sh. Sanjay Minocha.
	i. Date of purchase of IP	:	02.11.2007
	ii. Purchase Price of IP	:	Photocopy Enclosed
	iii. Sale deed No.	:	10094
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property the locality was contacted	:	
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	:	Single Ownership

6.	<b>Brief description of the property</b>		
a.	Location, street ward no. – postal address	:	Property No. 48 (New No. 119/48), (Mannuganj Road) Moti Bazar, Distt. Dehradun.
b.	Flat / Plot No.	:	Property No. 48 (New No. 119/48),
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 so future life 45 years
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 1.00 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)	:	BM--11 ft, GF-11 ft, FF-11 ft. & SF-11 ft. BM- 88.16 Sqm, GF- 88.16 Sqm FF - 88.16 Sqm. SF - 88.16 Sqm





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 Map is approved by MDDA hence for computation is only three floors.
13.	Is the property – whole or part of land notified for acquisition by Govt. of any statutory body?	:	N.A.
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 Google Plan Attached
15.a)	Names of tenants / lessees / licensees etc.	:	owner – occupied
b)	Portions in their occupations	:	Businessman
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 Composit Method Including Land & Building as per GLR and PMR rate
	<b>Market value of the property</b>	:	<b>Rs. 3.84 Cr.</b>
	<b>Realizable Value 90% of PMR</b>	:	<b>Rs. 3.46 Cr.</b>
	<b>Distress Value 85% of PMR</b>	:	<b>Rs. 3.26 Cr.</b>
	<b>Value of GLR</b>	:	<b>Rs. 2.71 Cr.</b>



**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 15.10.2020
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date : 17.10.2020  
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. 48 (New No. 119/48), (Mannuganj Road) Moti Bazar, Distt. Dehradun.

Boundaries of Properties

	As per Sale Deed	Actual
East	Property of Sh. Raja Sethi	Property of Sh. Raja Sethi
West	Nala	Nala
North	Mannuganj Road	Mannuganj Road
South	Property of Smt. Ruchika Minocha	Property of Smt. Ruchika Minocha

Annexure-BMeasurement of Properties

	As per Sale Deed	Actual
East	948.60 Sqft. or 88.16 Sqm.	Check & Found Correct.
West		
North		
South		
Total Area	948.60 Sqft. or 88.16 Sqm.	948.60 Sqft. or 88.16 Sqm.

Least Area = 948.60 Sqft. or 88.16 Sqm.



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

- What is character of the locality : Development Authority Commercial Area
- 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 2005 So future life of building 45 yrs.

**04 Value of adopting GLR**

- Guideline rate abstained from registrar's office : 96000/- Sqm For Commercial (at page 29 Sr. no. G/06)

**05 Value of adopting PMR**

- Prevailing market rate : See Annexure-D.
- Unit rate adopted in this valuation after considering characteristics of subject plot : See Annexure-D.
- Value of land, building including amenities & services adopting PMR : See Annexure-D.





Area	=	948.60 Sqft. or 88.16 Sqm.
SF Rate	=	9500/- to 10,000/- Sqft
Adopted Rate	=	9500/- Sqft.
	=	948.16 Sqft. X 9500/-
Valuation	=	90,11,700/-
Total:	=	90,11,700/-
Total:	=	3,84,18,300/-
Says Rs.	=	3.84 Cr.



Annexure-DValuation as per PMRValuation as per Composite MethodIncluding Land, Building, Amenities & Service

Area	=	948.60 Sqft. or 88.16 Sqm.
BM Rate	=	9000/- to 9200/- Sqft
Adopted Rate	=	9000/- Sqft.
	=	948.60 Sqft. X 9000/-
Valuation	=	85,37,400 /-
Total:	=	85,37,400 /-

Area	=	948.60 Sqft. or 88.16 Sqm.
GF Rate	=	12000/- to 12,200/- Sqft
Adopted Rate	=	12000/- Sqft.
	=	948.60 Sqft. X 12000/-
Valuation	=	1,13,83,200/-
Total:	=	1,13,83,200/-

Area	=	948.60 Sqft. or 88.16 Sqm.
FF Rate	=	10,000/- to 10,200/- Sqft
Adopted Rate	=	10,000/- Sqft.
	=	948.60 Sqft. X 10,000/-
Valuation	=	94,86000/-
Total:	=	94,86000/-





Annexure-EValuation as per GLR

Area	=	948.60 Sqft. or 88.16 Sqm
GLR	=	96000/- Sqm. (at page no.29 Sr. No.G/06)
Adopted Rate	=	96000/- Sqm.
BM+GF+FF+SF	=	352.64 Sqm. X 96000/-0.80% (20% Less For FF SF & TF)
Total valuation	=	Rs. 2,70,82,752/-
Value of GL	=	Say Rs. 2.71 Cr.



ABSTRACT OF COST

PMR Value	=	₹ 3.84 Cr.
Realizable Value 90% of PMR	=	₹ 3.46 Cr.
Distress Value 85% of PMR	=	₹ 3.26 Cr.
Value of GLR	=	₹ 2.71 Cr.

Encloses:-

1. Photographs of Prop.
2. GLR
3. Geographical Plan





	उत्तर पूर्व का जंगलवाला मै						
	पड़ने वाला समस्त क्षेत्र						
23	कालीदास रोड	24000	38000	85000	77000	12000	10000
	न्यू कैन्ट रोड पर कैन्ट सीना	24000	38000	85000	77000	12000	10000
24	से आगे गली काका बाजार						
	तक						
25	नैराविला रोड पर राजपुर रोड	24000	38000	85000	77000	12000	10000
	से काकाज स्पीट शीप तक						
	पकवाला रोड पर पकवाला	24000	38000	85000	77000	12000	10000
26	मार्ग, नारी शिल्प मंदिर मार्ग,						
	राजपुर मण्डी रोड						
	(क्रमांक-8-एच -1						
	वर्धित क्षेत्र को छोड़कर)						
27	लक्ष्मी मार्क जैन कालोनी	24000	38000	85000	77000	12000	10000
28	विहसिमंग दिलाज	24000	38000	85000	77000	12000	10000
29	शिवम विहार	24000	38000	85000	77000	12000	10000
30	शिवा कालोनी	24000	38000	85000	77000	12000	10000
31	फेडस कालोनी	24000	38000	85000	77000	12000	10000
32	प्लीजन्ट वैली	24000	38000	85000	77000	12000	10000
33	एकता कालोनी (अकेला	24000	38000	85000	77000	12000	10000
	एच.एच.)						
1	शमलीला बाजार	26000	40000	96000	87000	12000	10000
2	घोसी गली	26000	40000	96000	87000	12000	10000
3	बादगाज	26000	40000	96000	87000	12000	10000
4	भपडा मोहल्ला/बाजार	26000	40000	96000	87000	12000	10000
5	हनुमान चौक	26000	40000	96000	87000	12000	10000
6	मोदी बाजार	26000	40000	96000	87000	12000	10000
7	सरनीमल बाजार	26000	40000	96000	87000	12000	10000



(वीर सिंह मुद्दियाल)  
आपका जिलाधिकारी (वीर एवं राजेश्वर)  
देहरादून







4:45

9.00 KB/s 4G 77

Dissemination Center...

Goga ji mandir

19°N

Maternity  
ity Centre

latraj Cinema

Gur Ram Rai  
Dwara

nj, Ajit Prasad Nagar, Paltan Bazaar, Dehradun, Uttarakhand

NDARI BAGH

ICICI Bank Dehra  
- Branch &

N 30° 19' 18.59"  
E 78° 02' 13.40"  
altitude 611.9 m

True north : 1.7°

