

BOB/VR/ Recovery/20-21

Dated 15.10.2020

## VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from	Branch Manager, Bank Of Baroda, Recovery Department, Dehradun.
The property situated at	Plot no.-24, Yamunotri Enclave, Gram Salempur, Mehdood-II, SIDCUL Bye-pass road, Pargana Roorkee, Tehsil & Distt. Haridwar.
Which is owned by	Shri Vijay Kumar Kushwaha S/o Shri Murli Manohar Gopal.
Was inspected on 13 <sup>th</sup> October 2020 for the purpose of assessing it's present market value. The following documents pertaining to the above property were produced for scrutiny	

Photocopy of Sale deed no. 1828 dated 18.03.2011

Based upon the actual observations and the particulars provided to me, a detailed report has been prepared and is being enclosed herewith on the prescribed form.

After taking into consideration the various important factors like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the distress sale value is considered as 80 % 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:

1	The fair market value of the property is	Rs. 22.00 lacs
2	The distress sale value of the property is	Rs. 17.60 lacs
3	The circle value of the property is	Rs. 14.63 lacs

FORM 0-1 (Rule 8D) of Wealth Tax Rules 1957

Report of Valuation of Immovable Property (other than Agricultural Lands, Plantations, Forests, Mines and Quarries)

## PART-I QUESTIONNAIRE

## GENERAL :

1	Purpose for which valuation is made	To Assess the fair market value of property for Recovery purpose. (Revaluation).
2	Date as on which valuation is made	15 <sup>th</sup> October 2020.
3	Name of owner/owners	Shri Vijay Kumar Kushwaha S/o Shri Murli Manohar Gopal.
4	If the property is under joint ownership/Co-owner ship share of each owner. Are the Shares undivided?	No, single owner.
		Latitude:- 29.935678 and Longitude:-78.048222
5	Brief description of the property.	The said property is a Vacant plot of land.
6	Location, street/Ward No.	Khata no.-727, Khasra no.-1695, Village Salempur Mehdood-II, Pargana Roorkee, Tehsil & Distt. Haridwar.
7	Survey/Plot No. of Land	Plot no.-24, Yamunotri Enclave, Gram Salempur, Mehdood-II, SIDCUL Bye-pass road, Pargana Roorkee, Tehsil & Distt. Haridwar.
8	Is the Property situated in /residential/Commercial /mixed area/Industrial area	Semi-Developing area.
9	Classification of locality-high class/ middle class/ poor class	Middle Class.
10	Proximity to civic amenities, like schools, office, Market, cinemas etc.	All amenities area available at about 8 to 10 km away.
11	Means and proximity to surface communication by which the locality is served	The locality is served by SIDCUL bye-pass road and is about 270 m away.

## LAND :

12	Area of the land supported by documentary proof shape, dimensions and physical features.	Land area is 2000 sqft = 185.87 sqm.
13	Roads, streets or lanes on which the land is butting	Butting on 20 ft wide CC lane.
14	Is it free hold or lease hold? If lease-hold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Free hold
15	(i) Initial premium.	NA
	(ii) Ground rent payable per annum	NA
	(iii) Unearned increase payable to the lessor in the event of sale or transfer.	NA
16	If there is any restrictive convenient in regard to use of	Yes, for Residential purpose



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Regn. No.: 24/2004-2005

	land? If so, attach a copy of convenient.	
17	Are there any agreements of easement? If so, attach copies.	No
18	Does the land fall in an area included in any Town planning scheme or any development Plan of the government or any Statutory Body? If so give particulars.	No
19	Has any contribution been made to wards development or is any demand for such contribution still outstanding?	N.A.
20	Has the whole or part of the land been notified for acquisition by the government or any Statutory Body?	No
21	Attach a dimensioned site plan	Key plan and entire area plan is attached with this report.
IMPROVEMENTS :		
22	Attach plans and elevation of all structures standing on the land and a lay-out plan.	Not Applicable as the said property is Vacant plot of land.
23	Furnish technical details of the building on a separate sheet. (The Annexure to this form may be used).	N.A.
24	(i) Is the building owner occupied/ tenanted /both.	N.A.
	(ii) If partly owner occupied, specify portion and extent of area under owner's occupation	N A
25	What is Floor Space Index permissible and percentage actually utilized.	N.A.
RENTS :		
26	(i) Name of Tenants/lessees /licensees etc.	N A
	(ii) Portions in their occupation	N A
	(iii) Monthly or annual rent/compensation/ licence fee etc. paid by each.	N A
	(iv) Gross amount received for the whole property	N A
27	Are any of the occupants related to, or Close associates of the owner?	N A
28	Is separate amount being recovered for the use of fixtures, like fans, geysers refrigerators, cooking ranges, built in wardrobes, etc. or for service charges? If so give details.	N A
29	Give details of water and electricity charges, if any, to be borne by the owner	N A
30	Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars :	N A
31	If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant?	N A
32	If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant?	N A
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. owner or tenants?	N A
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	N A
35	Is the building insured? If so, give the policy No. amount for which it is insured and the Annual premium.	N A
36	If any disputes between Landlord and tenant regarding rent pending in a court of law?	N A
37	Has any standard rent been fixed for the premises under any law relating to the Rent Control Act?	N A
SALES :		
38	Give instances of sales of immovable property in the locality on a separate sheet indicating the name and address of the property, registration No. sale price and area of land sold.	Detail not available.
39	Land rate adopted in this valuation	The market rate to the property is surrounding area is about Rs. 1,100.00 per sqft. i.e. Rs. 11,836.00 sqm. The circle rate is Rs. 7,875.00 per sqm.
40	If sale instances are not available or not relied upon, the	From near by area





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Regn. No.: 24/2004-2005

	basis for arriving at the land rate.	
<b>COST OF CONSTRUCTION :</b>		
41	Year of commencement of construction and year of completion.	N A
42	What is the method of construction-by contract/ by employing labour directly /both?	N A
43	For items of work done on contract produce copies of agreements.	N A
44	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	N A

**PART-II EVALUATION****PARTICULARS :**

The said property for valuation is a Vacant plot of land.

The property is bounded as below :

North	:	Property of Owner.
East	:	20 ft wide CC lane.
West	:	Property of Others (Safe Express godown).
South	:	Property of Shri Vimlesh Kumar.

**EVALUATION :**

- i) The total land area is 2000 sqft = 185.87 sqm. The market rate to the property is considered as Rs. 11,836.00 per sqm.  
 ii) The circle rate of the property is Rs. 7,500.00 + 5 % additional for wider road i.e. Rs. 7,875.00 per sqm.  
 (Sl.no.-11) Page no.-13.

<b>Abstract of Cost :</b>				
Sl no.	Items	Quantity	Rates	Amount
<b>Circle rate</b>				
A	Land area	185.87 sqm	Rs. 7,875.00	Rs. 14,63,726.00
The total cost of property as per Circle rate is Rs. 14,63,726.00				
<b>Market rate</b>				
A	Land area	185.87 sqm	Rs. 11,836.00	Rs. 21,99,957.00
The total cost of property as per Market rate is Rs. 21,99,957.00				

Say Rs.21,99,900.00

(Rupees Twenty One Lakhs Ninety Nine Thousand and Nine Hundred only)

**NOTE:-** The property was again inspected on dated 22.12.2012 with the owner Shri Vijay Kumar Kushwaha and Shri Sharma Loan officer from Chandra Chari Chowk Branch. The owner informed us that the plot no.-16 to 24 of the layout drawing, the each plot area is of 1250 sqft. Which equals to 10000 Sqft, instead of Eight plot only Five sale deeds of 2000 sqft. has been executed, bearing plot no.-17, 22, 20, 24 & 19.

The plot no. 24 is double due to mistake or deliberate it is not clear.

**DECLARATION**

I hereby declare that -

- The information furnished in Part-I is true and correct to best of my knowledge and belief;
- I have no direct or indirect interest in the property valued;
- The property was inspected on 13<sup>th</sup> October 2020 in the presence of the owner of the property.
- I have not been convicted of an offence and sentenced to a term of imprisonment.
- This is a technical report only and is meant for banking purpose only.
- I have not been found guilty of misconduct in my professional capacity.

Arvind Kaneri  
 Regn. No. 24/2004-05  
 DEHRADUN

Date: 15<sup>th</sup> October 2020

Place: DehraDun.

Arvind Kaneri

Govt. Approved Valuer

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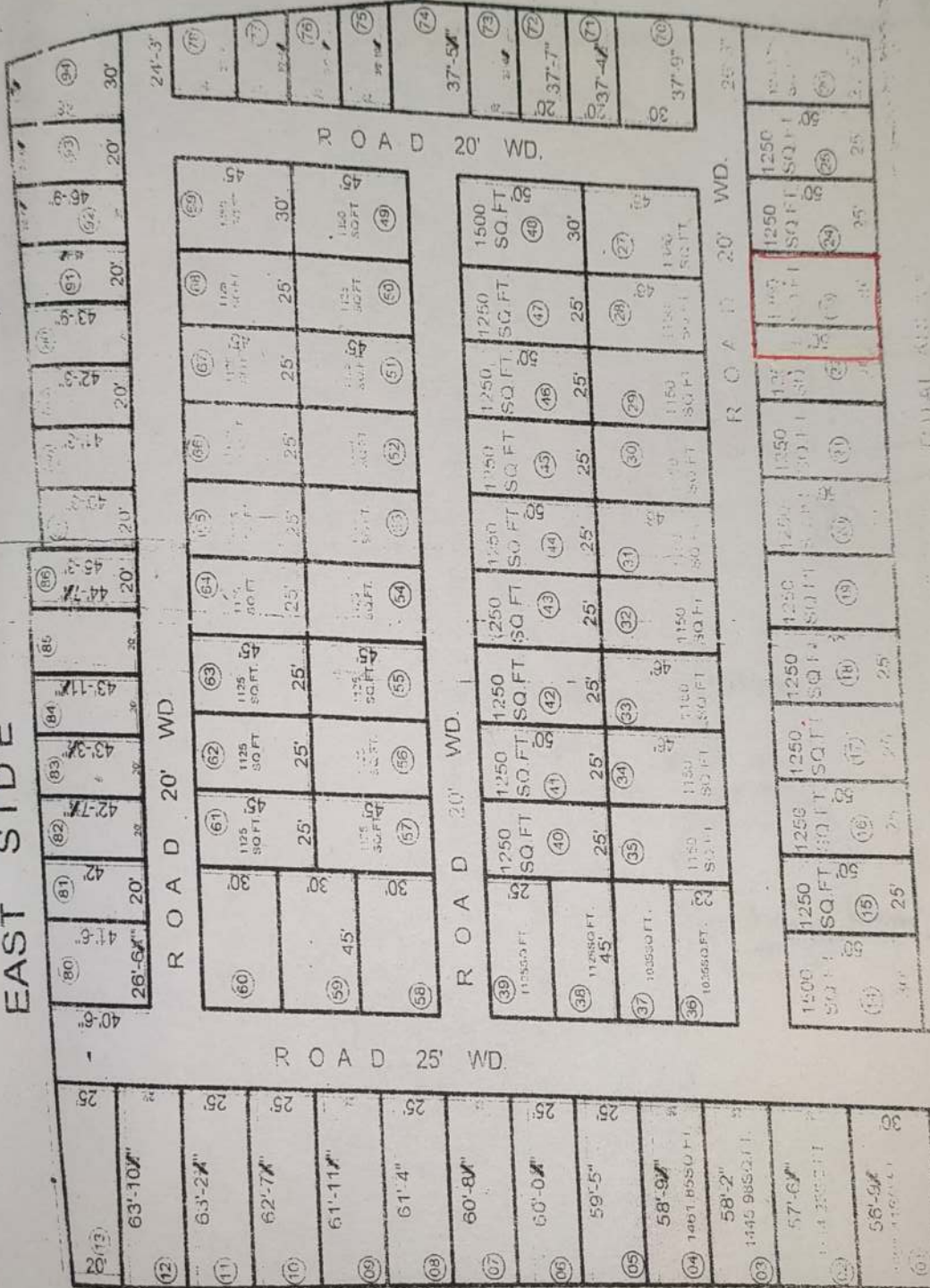


EAST SIDE

SOUTH SIDE

NORTH SIDE

WEST SIDE



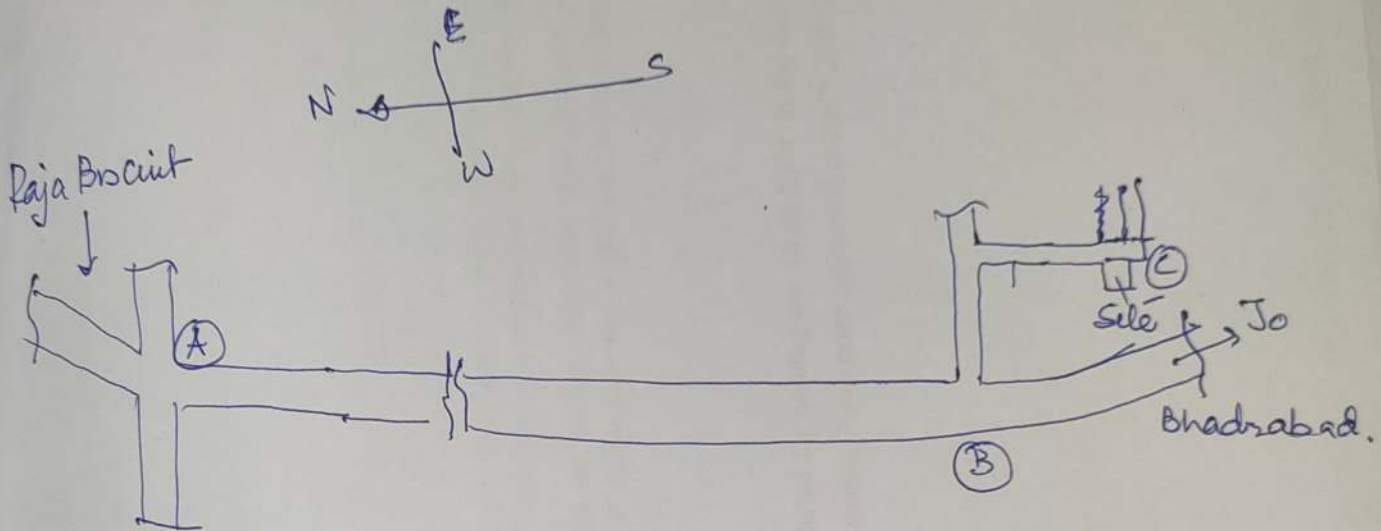
TOTAL AREA  
100,000 SQ. FT.  
25' x 4000'



# KEY PLAN

(Not to Scale)

Property of Shri Vijay Kumar Kushwaha, Plot no 24,  
Yamanotri Enclave, Gram Salempur, Mehdoad-II,  
SIDCUL by pass road, Haridwar.



Distance AB = 1.80 km.

BC = 270 m.



Arvind Kaneri