

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

IBBI Registration No. – IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

**Head Office : 139-140, Pocket-1, Sector-25,
Rohini, Delhi-85**

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**VALUATION REPORT
OF
IMMOVABLE PROPERTY
SITUATED AT**

**PROPERTY BEARING PART OF KHASRA NO. 306, SITUATED IN THE AREA OF
VILLAGE KACHHPURA, ON MAIN BIJNOR TO NAJIBABAD ROAD,
TEHSIL & DISTRICT BIJNOR, UP**

OWNER

M/S SHAKUMBARI AUTO WHEELS PRIVATE LIMITED

A/C : M/S SHAKUMBARI AUTO WHEELS PRIVATE LIMITED



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, RANIPUR, HARIDWAR, UTTRAKHAND

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

FORMAT OF VALUATION REPORT

(To be used for all properties of Value upto Rs. 5 Crores)

Our Ref : SBI/ SME/ RANIPUR / VR/2023-24/004		Date: 08.06.2023	
Name & address of Branch		:	State Bank of India, SME Branch, Ranipur, Haridwar, Uttarakhand
Name of Customers (s) / Borrowal Unit: (for which valuation report is sought)		:	M/S Shakumbari Auto Wheels Private Limited
I.	CUSTOMER DETAILS :-		
a)	Name of the owner/s	:	M/S Shakumbari Auto Wheels Private Limited Company Ownership
b)	Apl no.	:	Not Available
II.	PROPERTY DETAILS :-		
a).	Location of property		
	i	Postal Address of the property	: Property bearing part of Khasra No. 306, situated in the area of Village Kachhpura, on main Bijnor to Najibabad road, Tehsil & District Bijnor, U.P.
	ii	Nearby Landmark/Google Map Independent access to the property	: The property is located 200 m from Josham Resort & 300 m from Delhi Public School, on main Bijnor to Najibabad road, Tehsil & District Bijnor, U.P.
III.	DOCUMENT DETAILS :-		
	(i)	Layout Plan	: Situated in the Layout Plan Village Kachhpura, Bijnor
	(ii)	Building Plan	: Sanctioned Building Plan not made available. Property already mortgaged with the Bank
	(iii)	Name of Approving Authority	: As above
	(iv)	Construction Permission	: As above
	(v)	Legal Documents	: 1. Sale Deed Regn. No. 18,557, dated 24.12.2021, Book No. 1, Vol. No. 11,672, Page No. 55-74 registered in the office of Sub registrar Sadar, Bijnor 2. Sale Deed Regn. No. 17,258, dated 03.12.2021, Book No. 1, Vol. No. 11,623, Page No. 183-202 registered in the office of Sub registrar Sadar, Bijnor 3. Sale Deed regn. No. 17,259, dated 03.12.2021, Book No. 1, Vol. No. 11,623, Page No. 203-222 registered in the office of Sub registrar Sadar, Bijnor and

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			4. Sale Deed regn. No. 17,260, dated 03.12.2021, Book No. 1, Vol. No. 11,623, Page No. 223-242 registered in the office of Sub registrar Sadar, Bijnor	
			Old valuation report dated 05.02.2022 raised by M/s R.K. Associates	
IV.	PHYSICAL DETAILS :-			
	Adjoining Properties / Boundaries of the all four Property	:	As per Deed	Actual
	North	:	As per deeds	Property of Mr. Sachin & Mr. Naresh
	South	:	-do-	Property of Mr. Anil Sharma
	East	:	-do-	25 ft wide Road
	West	:	-do-	Bijnor to Najibabad Main Road
	Latitude		29°24'58.5"N	
	Longitude		78°09'50.8"E	
	Matching of Boundaries		Yes	
	Plot / Office Space demarcated		Yes	
	Approved land use		Residential but being used as commercial purpose	
	Type of Property- Plotted/ Flat		Plotted	
	Description of Property : The property under valuation is single storey car showroom plus service centre built on freehold total plots measuring (803.50 + 224.23 + 359.05 + 99.13) = 1485.91 sq m or 1777.15 sq yd. It has permissible covered area of 651.2 sq m or 7009.51 sq ft on ground floor. Accommodation of the property is showroom, office, reception, store, workshop area, washing area & toilets on ground floor. Property is occupied by owner. It was built in the year 2022 and is in good condition.			
	Total No of Floors	:	Floors	Shed
			GF	7009.51 sq ft
	Floor on which the property is located	:	Entire property	
	Approx age of the building	:	Built in 2022 (01 yrs old)	
	Residual/Future life the building	:	29 yrs	
	Total Life of the building	:	30 yrs	
	Type of structure –RCC framed/Stone/BB masonry	:	Load bearing structure & MS structure	

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V.	TENURE / OCCUPANCY DETAILS :-								
	Status of Tenure Owned/Rented				:	Owner occupied/running Nexa Car Showroom & Service Centre			
	No. of years of Occupancy				:	--			
	Relationship of tenant with the owner				:	--			
VI.	STAGE OF CONSTRUCTION :- (for which valuation report is sought)								
	Stage of Construction				:	Completed			
	If under construction, extent of completion				:	As above			
VII.	VIOLATIONS IF ANY OBSERVED :-								
	Nature and extent of violations				:	No			
VIII	AREA DETAILS OF THE PROPERTY :								
	Site / Plot Area				:	1485.91 sq m or 1777.15 sq yd			
	Covered Area				:	7009.51 sq ft			
	Carpet Area				:	5958 sq ft			
	Saleable area				:	1485.91 sq m or 1777.15 sq yd			
	Remarks				:	No			
SUMMARY OF VALUATION									
(i)	Guideline Value/Circle Rate								
	a) Land				:	Rs.3,000/- per sq m x 1,485.91 sq m = Rs. 44,57,730/-			
	b) Building				:	Rs. 8,000/- per m x 651.2 sq m = Rs. 52,09,600/-			
	Guideline Value (a + b)				:	Rs. 44,57,730/- + Rs. 52,09,600/- = Rs. 96,67,330/-			
(ii)	Fair Market Value								
	a) Land Value				:	Land rate ranges between Rs. 18,000/- to Rs. 23,000/- per sq yd. Adopted rate of land is Rs. 21,000/- per sq yd. 1777.15 sq yd x Rs. 21,000/- per sq yd = Rs. 3,73,20,150/-			
	b) Cost of construction								
	S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ Nil	Net value after depreciation Rs
	1	GF (Shed)	7,009.51 sq ft	18 ft	1 years, Built in 2022	1,000/- per sq ft	70,09,510/-	--	70,09,510/-
	Total								70,09,510/-

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(EXTRA ITEMS)			(AMOUNT IN RS.)
1	Portico	:	Nil
2	Ornamental front door	:	
3	Sit out/ Verandah with steel grills	:	
4	Goods Lift	:	
5	Extra steel/ collapsible gates	:	
	Total	:	Nil
(AMENITIES)			(AMOUNT IN RS.)
1	Wardrobes	:	Nil
2	Glazed tiles	:	
3	Extra sinks and bath tub	:	
4	Marble / Ceramic tiles flooring	:	
5	Interior decorations	:	
6	Architectural elevation works	:	
7	Paneling works	:	
8	Aluminum works	:	
9	Aluminum hand rails	:	
10	False ceiling	:	
	Total	:	Nil
(MISCELLANEOUS)			(AMOUNT IN RS.)
1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total	:	Nil
(SERVICES)			(AMOUNT IN RS.)
1.	Water supply arrangements	:	Rs. 5,00,000/-
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	Rs. 5,00,000/-

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
	Land Value	: Rs. 3,73,20,150/-
	Cost of construction	: Rs. 70,09,510/-
	Extra Items	: Nil
	Amenities	: Nil
	Miscellaneous	: Nil
	Services	: Rs. 5,00,000/-
	Total Fair Market Value	: Rs. 4,48,29,660/-
	Say	Rs. 4.48 Cr. (Rupees Four Crore Forty Eight Lakh Only)
	Realizable Value (15% less than the Fair Market Value)	: Rs. 3.81 Cr. (Rupees Three Crore Eighty One Lakh Only)
	Forced/ Distress Sale Value (25% less than the Fair Market Value)	: Rs. 3.36 Cr. (Rupees Three Crore Thirty Six Lakh Only)
	Cost of construction for insurance purpose	: Rs. 75.10 Lakh (Rupees Seventy Five Lakh Ten Thousand Only)
	The Book Value of the above property	: -
	i) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	: Being developed area, prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection
	ii) Details of last two transactions in the locality/area to be provided, if available	: Details of last two transactions are not available. Local Brokers available in the locality: 1. Mr. Davesb : 8923553700

Place: New Delhi
Date : 08.06.2023

For Real value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21

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IX	ASSUMPTION S/REMARKS :-		
	i	Qualifications in TIR/Mitigation suggested, if any	Bank is advised to obtained Legal Search Report from panel advocate
	ii	Property is SARFAESI compliant:: Y/N	Yes
	ii	Whether property belongs to social infrastructure like hospital, school, old age home etc	No
	I	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Already Mortgaged
	V	Details of last two transactions in the locality /area to be provided, if available	Not available
	v	Any other aspect which has relevance on the value or marketability of the property	No
X	NAME ADDRESS & SIGNATURE OF VALUER WITH WEALTH TAX REGISTRATION NO.		
	<div> <div> Place: New Delhi Date : 08.06.2023 </div> <div> For Real value Consultants (Ravi Mohan Bhardwaj) CAT-1/624/174/2020-21 </div> </div> <p>Note : I have submitted Valuation report directly to the Bank.</p>		

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XI ENCLOSURES		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Attached
b)	Building plan	Sanctioned Building Plan not made available. Property already mortgaged with the Bank
c)	Floor Plan	Owner to disclose
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a Selfie of the Valuer at the site	Photographs of the property attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	No
f)	Google Map location of the property	Longitude /latitude given
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks. Com, 99Acres.com, Makan.com etc.	Screen shots not available
h)	Any other relevant documents extracts	Nil

Place: New Delhi

Date : 08.06.2023

For Real value Consultants

(Ravi Mohan Bhardwaj)

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Encl: 1. Declaration from the value in Format E (Annexure IV)

2. Model Code of conduct for valuer (Annexure V)

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(Annexure-IV)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I. Er. Ravi Mohan Bhardwaj S/o Late Sh. Prem Narain 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 **08.06.2023** 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. Our Engineer/Surveyor has personally inspected the property on **02.06.2023 in the presence of company representative Mr. Rajat (88658-98989 & 97610-91614)**. 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 has expired, or such penalty has been confirmed by Income-tax 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

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o. My PAN Card number/Service Tax number as applicable is **AGFPB2566D**

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)

v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)

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.

z. Further, I hereby provide the following information.

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S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property bearing part of Khasra No. 306, situated in the area of Village Kachhpura, on main Bijnor to Najibabad road, Tehsil & District Bijnor, U.P.
2	Purpose of valuation and appointing authority	To Assess the Fair Market Value, Work assigned by State Bank of India, SME Branch, Ranipur, Haridwar, Uttarakhand
3	Identity of the valuer and any other experts involved in the valuation;	Valuer – Real Value Consultants through its Prop. Er. Ravi Mohan Bhardwaj along with Assistant Surveyor Mr. Sandeep Kaushal.
4	Disclosure of valuer interest or conflict, if any;	No interest
5	Date of appointment, valuation date and date of report;	Date of appointment – 01.06.2023 Date of report – 08.06.2023
6	Inspections and/or investigations undertaken;	Property inspected on 02.06.2023
7	Nature and sources of the information used or relied upon;	Enquired from local real estate agents, Neighbors, online market trends on 99 acres .com, Makaan. Com and our previous data.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Adopted land & Building Method as per Indian Valuation Practice
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Adopted land & Building Method
11	Major factors that were not taken into account during the valuation;	All factors are considered during the valuation.
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.	Sanctioned Building Plan is not available for this property. However cost of construction has been included in this report. Bank is advised to consider this fact while taking any financial decision.

Place : New Delhi

Date : 08.06.2023

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

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(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

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13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

18. As an independent valuer, the valuer shall not charge success fee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

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Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer : _____

Name of the Valuer : Er. Ravi Mohan Bhardwaj
Prop. Real Value Consultants

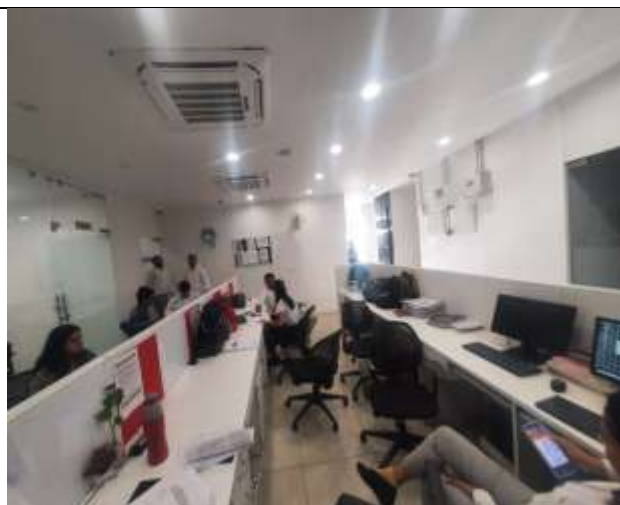
Address of the valuer : 139-140, Pocket-1, Sector-25, Rohini, Delhi-85

Date : 08.06.2023

Place: New Delhi

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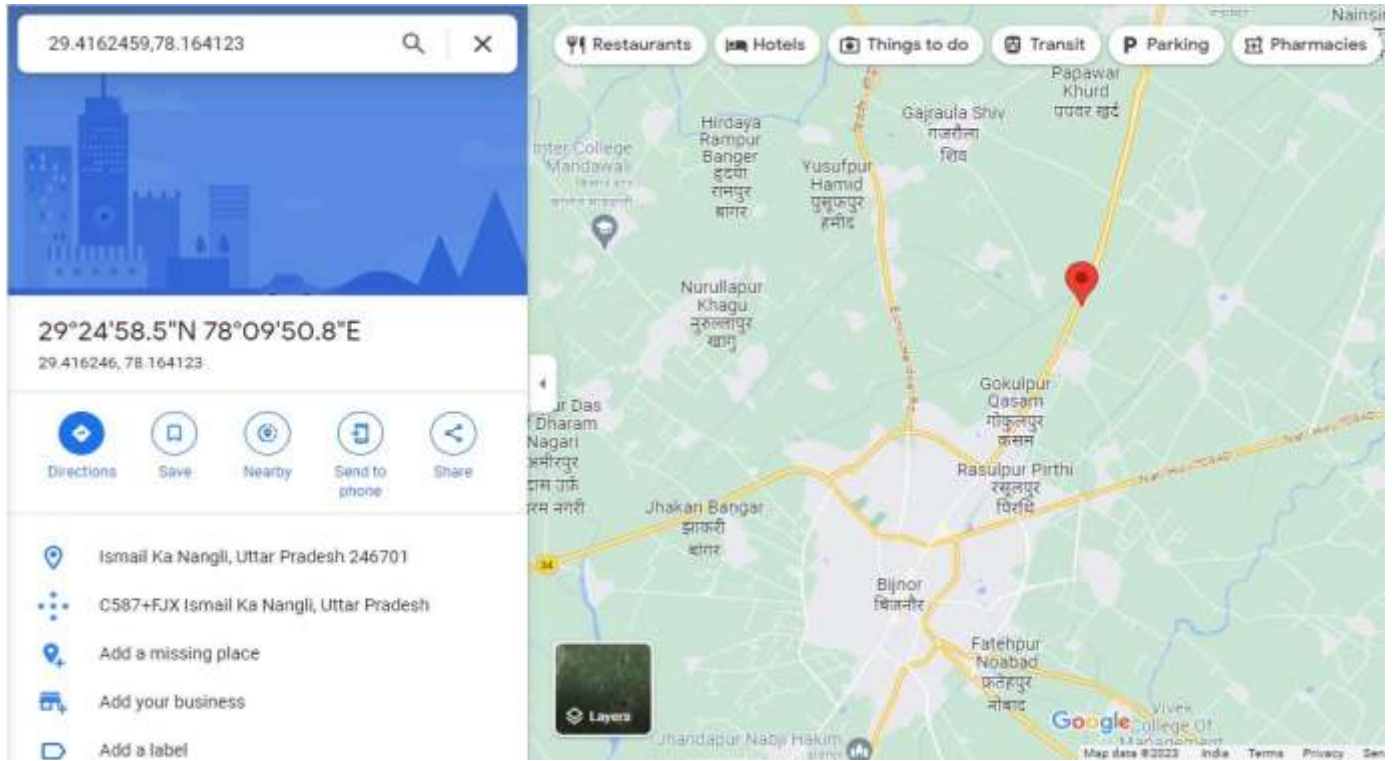
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF PROPERTY BEARING PART OF KHASRA NO. 306, SITUATED IN THE AREA OF VILLAGE KACHHPURA, ON MAIN BIJNOR TO NAJIBABAD ROAD, TEHSIL & DISTRICT BIJNOR, U.P.

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GOOGLE LOCATION

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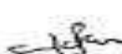







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8- ग्रामीण क्षेत्र परगना बिजनौर।

क्र.सं.	प्रमाण-1 वे अंकित फिदा गया वी-सीड	मौलिक या राजस्व ग्राम का नाम	श्रेणी नगरीय अर्धनगरीय या ग्रामीण	प्रमाण-2 (बेसिक रेट्यू.)	अकृषक भूमि की न्यूनतम दर	वाणिज्यिक भूमि की मुख्य दर	वाणिज्यिक भूमि की मुख्य दर	राजस्व दरों में कृषक भूमि की दर प्रति हेक्टर लाख रूप में	राजस्व दरों में कृषक भूमि की दर प्रति हेक्टर लाख रूप में	राजस्व दरों में कृषक भूमि की दर प्रति हेक्टर लाख रूप में	राजस्व दरों में कृषक भूमि की दर प्रति हेक्टर लाख रूप में
1	2	3	4	5	6	7	8	9	10	11	12

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34	1294	इलाहाबादपुर बटुआ	ग्रामीण	1300	1400	1800	7500	19500	42	38	34	-	31
35	1113	इलाहाबादपुर सातु	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
36	1287	इलाहाबादपुर बटुआ	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
37	1111	इलाहाबादपुर बटुआ	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
38	1780	उमरपुर	ग्रामीण	1300	1800	1800	7500	19500	58	55	46	-	42
39	1781	उमरपुर	ग्रामीण	1300	1400	1800	7500	19500	35	33	28	-	27
40	1782	उमरपुर	ग्रामीण	2400	2600	3000	13000	25000	44	40	38	-	34
41	1783	कालीवाला	ग्रामीण	2300	2800	3500	13000	25000	50	44	38	-	34
42	1268	कालीवाला	ग्रामीण	2500	2800	3000	7500	19500	73	55	52	-	46
43	1058	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	42	35	32	-	30
44	1784	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
45	1045	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	35	33	28	-	27
46	1157	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	35	33	26	-	25
47	1231	कालीवाला	ग्रामीण	1100	1200	1600	6500	16500	42	40	32	-	28
48	1232	कालीवाला	ग्रामीण	1100	1200	1600	6500	16500	44	42	34	-	29
49	1785	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
50	1181	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	35	33	28	-	27
51	1128	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30
52	1237	कालीवाला	ग्रामीण	1300	1400	1800	7500	19500	40	35	32	-	30

 उप निबंधक
 सह निबंधक
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CIRCLE RATE

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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प्रारूप-5

क- गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें-

क्र० सं०	निर्माण की श्रेणी छत के आधार पर	निर्माण की अधिवर्षता आयु	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्ग मीटर
1	2	3	4	5
1	आर० सी० सी०	80 वर्ष	15000	14000
2	आर० बी० सी०	60 वर्ष	14000	13000
3	कडी, गर्डर पटिया, डाट	50 वर्ष	11000	10000
4	टिनशेड, एस्बेस्टस शेड, फाइबर शेड	40 वर्ष	8000	7000
5	कच्चा, छपपर, खपरैल	30 वर्ष	3000	2000

प्रथम श्रेणी निर्माण का तात्पर्य यह है कि उसमें दरवाजे छिडकी में मंजुरी लकड़ी यथा शीशम, सागौन, देवदार या कम्प्रेस्ड वाटरप्रूफ बोर्ड या मेटल का प्रयोग हुआ हो। फर्श मारबल स्टोन, बर्टीफाईड टाइल्स के प्रयोग से बनाया गया हो।

द्वितीय श्रेणी के निर्माण का तात्पर्य यह है कि जो प्रथम श्रेणी का निर्माण न हो।

गैर वाणिज्यिक भवनों का मूल्य निर्माकित तरीके से निकाला जा सकेगा -

भवन का कुल मूल्य- भवन में निहित भूमि (भय खुली भूमि के) का मूल्य इस सूची के भाग-2, 3 या 4 में दी गयी सुसंगत दर के अनुसार + भवन का निर्माण मूल्य

भवन का निर्माण मूल्य = भवन का पुनर्स्थापन मूल्य में से मूल्य ह्रास घटाइये

भवन का पुनर्स्थापन मूल्य = भवन का कुल कवर्ड एरिया × इस सूची में दी गयी निर्माण की सुसंगत दर

मूल्य ह्रास = $\frac{\text{भवन का पुनर्स्थापन मूल्य} \times \text{भवन की वर्तमान आयु} \times 9}{\text{भवन की अधिवर्षता आयु} \times 10}$

नोट : यदि भवन की वास्तविक वर्तमान आयु इस सूची में दी गयी न्यूनतम अधिवर्षता आयु से अधिक है तो वही आयु अधिवर्षता आयु भी मानी जायेगी। किसी भी दशा में मूल्यह्रास 40 प्रतिशत से अधिक नहीं होगा। भवन का स्क्रैप मूल्य 60 प्रतिशत से कम नहीं होगा। यदि भवन की आयु केवल 20 वर्ष या उससे कम है तो ऐसे भवन पर कोई मूल्य ह्रास अनुमन्य नहीं होगा। नगरीय क्षेत्र के अन्तर्गत स्थित होने पर पुराने भवनों पर ह्रास सम्बन्धित नगर पालिका/ नगर पंचायत का प्रमाण-पत्र प्रस्तुत करने पर ही अनुमन्य होगा।

उप निबंधक सहस्रीतदार उप निबंधक सहस्रीतदार
मि०जी० मि०जी० मि०जी० मि०जी०
मि०जी० मि०जी० मि०जी० मि०जी०

अपर जिलाधिकारी (वि०/रा०)
कि०जी०

जिलाधिकारी
कि०जी०

CIRCLE RATE