

M.C. Sharma

F.I. No. 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

9690026084

email I.D. : svssassociates.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 Veerpur Khurd Rishikesh, Distt. Dehradun.

The Property Situated at Plot No: A-7-A, Industrial Estate, Growth Centre Sigadhi, Kotdwar.

Owner Sh. Neeraj Agarwal S/o Sh. K. L. Agarwal R/o House No:43, Lane No: 09, Stadia Colony, Rishikesh, Dehradun.

Was inspected on 14.04.2021. 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- Photocopy Enclosed.

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	=	₹ 93.70 Lac
Realizable Value 90% of PMR	=	₹ 84.33 Lac
Distress Value 85% of PMR	=	₹ 79.64 Lac



BANK OF BARODA
Branch - Veerpur Khurd Rishikesh, Distt. Dehradun.

VALUATION OF PROPERTY BY LAND & BUILDING METHOD
REPORT ON VALUATION

Name of Registered Valuer : Er. M.C. Sharma Registration No. T-14
M.C. Associates - 100-21, dt. 16.04.2021. (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

1.	Date of Visit of the site	: 14.04.2021
2.	Date of making valuation	: 16.04.2021
3.	Name of the owners of the property	: <u>Owner</u> Sh. Neeraj Agarwal S/o Sh. K. L. Agarwal R/o House No:43, Lane No: 09, Stadia Colony, Rishikesh, Dehradun.
	i. Date of purchase of IP	: Photocopy Enclosed
	ii. Purchase Price of IP	: Photocopy Enclosed
	iii. Sale deed No.	: Photocopy Enclosed
4.	Whether necessary enquiries have been made from the concerned locality with regard to the Sh. Neeraj Agarwal ownership of the property the locality was contacted.	: Yes Mobile No. 9634356636.
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	: Plot No: A-7-A, Industrial Estate, Growth Centre Sigadhi, Kotdwar.
b.	Flat / Plot No.	: Plot No: A-7-A
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	: Industrial area
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 2.0 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)	: GCI Shed-28 ft, Labour Room-08, Hall Area- 10 ft. GCI Shed - 4238.50 Sqft. Labour Room -108.00 Sqft, Hall Area- 102.00 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	:	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 Land & Building as per GLR and PMR rate
	Market value of the property	:	Rs. 93.70 Lac
	Realizable Value 90% of PMR	:	Rs. 84.33 Lac
	Distress Value 85% of PMR	:	Rs. 79.64 Lac



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 14.04.2021.
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date :16.04.2021.

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:- Plot No: A-7-A, Industrial Estate, Growth Centre Sigadhi, Kotdwar.

Boundaries of Properties

	As per Former Valuation	Actual
East	Property of Plot No. A-7B	Property of others
West	Property of Plot No. A-6C	Plot No. A-6C
North	24 Mtrs Wide Road	24 Mtrs Wide Road
South	Nala	Nala

Annexure-BMeasurement of Properties

	As per Former Valuation	Actual
East	47.25 Mtrs	154.98 ft
West	48.80 Mtrs	160.06 ft
North	19.16 Mtrs	62.84 ft
South	19.16 Mtrs	62.84 ft
Total Area	920.00 Sqm.	920.00 Sqm.

Net Plot area = 920.00 Sqm.



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

- What is character of the locality : Development Authority Industrial 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 2015
So future life of Building 54 year.

04 Value of adopting GLR

- Guideline rate abstained from registrar's : Rs. 2000.00/- Sqm. As per GLR.

office

05 Value of adopting PMR

- Prevailing market rate : Rs. 5000/- to 6000/- Sqm.
- Unit rate adopted in this valuation after considering characteristics of subject plot : Rs. 5000/- Sqm.
- Value of land adopting PMR (920.00 Sqm. X 5000/- Sqm.) : Rs. 46,00,000/-
- : Say Rs. 46.00 Lac.



Annexure-DPLINTH AREA TABLE

01	Type of construction	:	Load Bearing 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+½B (sqft.)
				A-Main	Cultivator-B	
1.	GCI Shed -	2015	11-0'	4238.50 Sqft.	--	4238.50
2.	Labor Room -	2015	11-0'	108.00 Sqft.	--	108.00
3.	Hall Area -	2015	11-0'	102.00 Sqft.	--	102.00
Total						4448.50

- 06 Map is not provided by the owner valuation as per site inspection.
- 07 Value of building is estimated by adopting suitable plinth area rate depending upon specifications. Depreciation is calculated by straight line method assuming salvage value



Detail of Building

S.No.	Particulars	GCI Shed	Labour Room	Hall Area
1	Foundation	Load Beraing Type		
2	Superstructure	Brick Work	Brick Work	Brick Work
3	Roof	GCI Shed	RCC	RCC
4	Floor	CC Flooring	CC Flooring	CC Flooring
5	Chaukhats	Angle	Angle	Angle
6	Shutters		Iron	Iron
7	Plinth area (sqft.)	4238.50	108.00	102.00
8	Year of construction	2015	2015	2015
9	Age of building	06 yrs	06 yrs	06 yrs
10	Total Life	40 yrs	60 yrs	60 yrs
11	Future Life	34 yrs	54 yrs	54 yrs
12	Rate of Depreciation	15.0%	9.0%	9.0%
13	Rate of replacement (sqft.)	1000.00	900.00	850.00
14	Replacement amount	4238500.00	97200.00	86700.00
15	Depreciation amount	635775.00	8748.00	7803.00
	Net amount	3602725.00	88452.00	78897.00
	Grand Total	3770074.00		



Annexure-FAmenities & Extra Item
(Depreciated Amount)

- 01 Ornamental front/pooja door
- 02 Open staircase
- 03 Wardrobes, show cases, wooden cupboards
- 04 Interior decorations
- 05 Architectural elevation works
- 06 False ceiling works
- 07 Separate room
- 08 Separate toilet room

L/S ~ TOTAL = Rs 500000.00/-

Annexure-GServices
(Depreciated Amount)

- 01 Water supply arrangement
 - Open well
 - Deep bore
 - Hand pump
 - Motor
 - Corporation tap
 - Overhead water tank.
- 02 Drainage arrangements Septic tank Underground sewerage
- 03 Compound wall/Parapet Wall
- 04 Pavements
- 05 Steel gate
- 06 E. B. Deposits, water deposits, drainage deposits
- 07 Electrical fittings & others

L/S ~ TOTAL = Rs 500000.00/-



Annexure-HABSTRACT OF COST

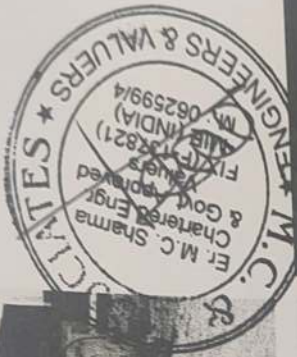
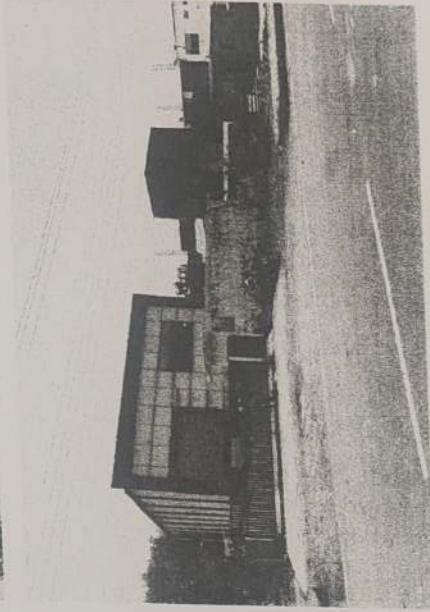
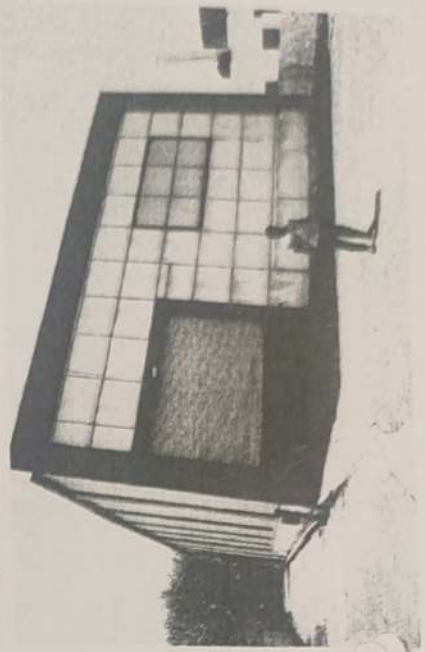
S.No.	Particulars	As per PMR
1	Land	4,600,000.00
2	Building	3,770,074.00
3	Amenities & Extra Item	500,000.00
5	Services	500,000.00
	Total Rs.	9,370,074.00
	Say Rs.	93.70 Lac.

PMR Value	=	₹ 93.70 Lac
Realizable Value 90% of PMR	=	₹ 84.33 Lac
Distress Value 85% of PMR	=	₹ 79.64 Lac

Encloses:-

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





BILL


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

Registration No. T-14

M.C. Associates 16.04.2021 (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

Owner Sh. Neeraj Agarwal S/o Sh. Kishori Lal R/o: House No: 43, Lane No: 09, Veerbhadra Marg, Rishikesh, District: Dehradun.		To, The Branch Manager Bank of Baroda BRANCH: Veerpur Khurd. Distt: Dehradun.	
Valuation Amount - ₹ 71.56 Lac.			
Prop Add. Khata Khatouni No: 40, Khasra No 128- Min, Mouza Kulhan Mansingh Near Tibbat Temple & Tibbat Library, Pargana: Parwadoon, Tehsil: Sadar, District: Dehradun.			
S.No.	Particulars	Rate	Amount
1.	Professional charges of Valuation fees as per bank norms	3000.00	3000.00
	Total Amount		3000.00
(Rs. Three Thousand Only)			

Please deposit my fees in my CBS branch BOB Bank, MUZAFFARNAGAR
(MAM C SHARMA)
A/c no. 07740100028250 & IFSC- BARBOMUZNAG, MICR CODE- 251012002


Er. M.C. Sharma
Govt. Approved Valuer
26, Mahadev Vihar
Dehradun - 248191 (UK)

