

Valuation Report

24/05/2022

Jain & Associates

Consulting Engineers, Architects, Planners,
Structural Consultants & Banks Panel Valuers
Valuer of Wealth Tax, Income Tax, Gift Tax &
Estate Duty Act.



Er. S.K. Jain

B. Tech. (Civil) I.I.T. Delhi
Govt. Approved Valuer (Regn. No. MRT/CAT-A/A-40/2002)
Fellow of Institution of Valuers (F.I.V.) (Reg. No. CAT-1/F-11775)
MIE-104506/1, Chartered Engineer
UPOBPAS Reg. No. M1045061/26072018
IBBI Reg. No. IBBI/RV/07/2019/11102

Date.....
24-05-2022

VALUATION REPORT FOR IMMVOABLE PROPERTY

Pursuant to the request from	Bank of Baroda, Dehradun, (U.K)
The property situated at	Mpl no. 293, Plot no 49, Bharat Vihar, Mukarrab pur Palhera, Roorkee road, Meerut (U.P)
Which is owned by	Smt. Ved Kranti Tyagi W/o Sh. Rajbal Tyagi Mob : 9582633316

Property was inspected on 23-05-2022 for the purpose of assessing its present market value.

The following documents are pertaining to the above property were produced for scrutiny

Photocopy of sale deed dt 23-12-98 no 3041 & approved plan no 194/90 dt 07-06-90,
document verified in bank record **(Property could not seen from seen inside)**

Latitude : N 29° - 3' 12.4"
Longitude : E 77° - 42' 22.2"

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

After taking into consideration the various important factors like the location, approach, surrounding, specific condition, age, future life, replacement cost, depreciation and potential for marketing etc., the realization value and distress sale value is considered & given below because of high fluctuation in the price of property. Hence I am of the opinion that the values are as follows :

1. The fair market value of the property is
2. The realization value of the property is
3. The distress value of the property is
4. The circle sale value of the property is

Rs. 36.66 Lacs
Rs. 31.16 Lacs
Rs. 29.60 Lacs
Rs. 19.63 Lacs



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FORM O-1 (Rule 8D) of wealth Tax Rules 1957

Report of valuation on immovable property (other than Agriculture Lands, Plantation, Forests, Mines and Quarries)

Bank of Baroda

Branch- DEHRADUN, (U.K)

PART-I QUESTIONNAIRES

GENERAL

Description of the Property

1. Purpose for which valuation is made : For Fair Market Value
2. Date on which valuation is made : 24-05-2022
3. Name of the reported owner/owners : Smt. Ved Kranti Tyagi W/o Sh. Rajbal Tyagi
Mob : 9582633316
4. If the property is under joint ownership/co-ownership, : Individual ownership
share of each such owner. Are the shares undivided?
5. Brief description of the property : Residential House
6. Location, Street/ward no. : Mpl no. 293, plot no 49, Bharat Vihar,
Mukarrab pur Palhera, Roorkee road, Meerut (U.P)
7. Survey /Plot No. of Land : As above
8. Is the property situated in residential/
commercial/mixed area/ industrial area : Residential area
9. Classification of locality-high class/
Middle class/Poor class : Middle class
10. Proximity to civic amenities, like schools, office
Market, Cinemas etc. : Nearby
11. Means and proximity to surface communication
by which the locality is served : By road surface vehicle

LAND

12. Area of land supported by documentary proof,
shape, dimensions and physical features : 105.00 sq. mtr/125.58 sq yds. as per document



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The boundary is bounded as below:

	As per document	As per site
East	23'-6" Adjoining property of other's	23'-6" Adjoining property of other's
West	23'-6" Adjoining 20' wide road	23'-6" Adjoining 20' wide road
North	45'-0" Adjoining plot of Parmod Bhatnagar	45'-0" Adjoining house of Parmod Bhatnagar
South	51'-0" Adjoining plot of Rajesh Sharma	51'-0" Adjoining house of Rajesh Sharma

13. Roads, streets or lanes on which land is butting : 20' wide road in west
14. Is it freehold or leasehold land? If lease-hold, the : Freehold
name of lessor/lessee, nature of lease, dates of
commencement and termination of lease and terms
of renewal of lease.
15. (i) Initial premium : N.A
(ii) Ground rent payable per annum :
(iii) Unearned increase payable to the lessor in the
event of sale or transfer. :
16. If there is any restrictive covenant in regard to use : Residential
of land? If so, attach a copy of the covenant?
17. Are there any agreements of easements? : No
If so, attach copies
18. Does the land fall in the area included in any : No
town planning scheme or any development plan of
government or any statutory body? If so, give particulars
19. Has any contribution been made towards development: No
or is any demand for such contribution still outstanding?
20. Has the whole or part of the Land been notified : No
for acquisition by government or any statutory body?
21. Attach a dimension site plan : Already mortgaged
22. Map is genuine & authentic and the construction : Yes, Approved plan no 194/90 dt 07-06-90,
is as per approved plan & as per norms of already mortgaged
development



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IMPROVEMENTS

23. Attach plans and elevations of all structures standing on the land and a lay out plan. : As above point no 22
24. Furnish technical details of the building on separate sheet report (The Annexure to this Form may be used) : Furnished in valuation report Part II
25. (i) Is the building owner-occupied /tenanted/both ? : Owner occupied
(ii) If partly owner-occupied, specify portion and extent of area under owner-occupation. :
26. What is the Floor Space Index permissible and percentage actually utilized : As per general practice in the area

TENANTS

27. (i) Name of tenants/lessees/licensees, etc. : Not applicable
(ii) Portions in their occupations :
(iii) Monthly or annual rent/compensation/licensee fee, etc., paid by each. : Not applicable
(iv) Gross amount received for the whole property :
28. Are any of the occupants related to, or close business associates of the owner. : Not applicable
29. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking range, built in wardrobes, etc. or for the service charges? If so, give details. : Not applicable
30. Give details of water and electricity charges, if any, to be borne by owner. : Not applicable
31. Has the tenant to bear the whole or part of cost of repair and maintenance? Give details. : Not applicable
32. If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant. : Not applicable
33. If a pump is stalled who is to bear the cost of maintenance and operation – owner or tenant? : Not applicable
34. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stair compound, etc. – owner or tenant? : Not applicable
35. What is the amount of property tax? Who is to bear it? : Details are with the owner
Give details with documentary proof.
36. Is the building insured? If so, give the policy no., Amount for which it is insured and the annual premium. : Details are with the owner
37. Is any dispute between landlord and tenant regarding rent pending in a court of law ? : Not applicable
38. Has any standard rent been fixed for the premises under any law related to the rent control act? : Not applicable



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SALES

39. Give instances of sales of immovable property in the : Discussed in Valuation report part-II
locality on a separate sheet, indicating the name and : The Govt. circle rate Rs. 9500/- per sq mtr .
address of property, registration no., sale price and
area of land sold.
40. Land rate adopted in this valuation. : Rs. 22500/- per sq yds /Rs. 26910/- per sq mtr
41. If the sale instances are not available or not relied : Local survey, location, land use,
upon the basis for arriving at the land rate. size of the plot

COST OF CONSTRUCTION

42. Year of commencement of construction and year : 2000
of completion.
43. What was the method of construction – by contract / : Not applicable, as valuation is being done
by employing labour directly / both ? on Plinth area basis
44. For items of work done on contract, produce copies : Not applicable, as valuation is being done
of agreements. on Plinth area basis
45. For items of work done by engaging labour directly : Not applicable, as valuation is being done
basic give basic rate of materials and labour supported by on Plinth area basis
documentary proof.
46. Future Life : Life Approx 60 yrs (remaining 38 yrs)

PART II – EVALUATION

The property under consideration is located Residential house bearing address Mpl no. 293, plot no 49, Bharat Vihar, Mukarrab pur Palhera, Roorkee road, Meerut (U.P). We had inspected the property on 23-05-2022 to assess its fair market value. The market land rates prevailing in the area @ Rs. 22500/- to 24000/- per sq. yds. However considering land situation, size, location, prevailing market trends & other factors we have assessed the land value @ Rs. 22500/- per sq.yds. This rate is reasonable & in line with prevailing market trends.



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PARTICULARS :

It is residential building having a load bearing structure. The specifications are given below.(as per old valuation)

Specifications of construction

S. No	Description	All floor
1.	Type	11.5 / 23 cm thick in cement mortar
2.	Foundation	Spread Type
3.	Superstructure	Brick
4.	Joinery	Wooden
5.	Roof	RCC
6.	POP	No
7.	Toilet	Yes
8.	Floor	PCC
9.	Height	11'
10.	Kitchen	Yes
11.	Cupboard	No
12.	Boundary wall	No
13.	Electrical	Underground
14.	Sanitary	Underground
15.	Open area	Yes
16.	Drainage	Underground
17.	Sump	Yes
18.	Open stairs	No



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EVALUATION:

The basis of plinth area rate prescribed by the PWD for similar type of building, it is proposed to compute the applicable rate along with the cost index as to basic rates as follows:

S NO.	DESCRIPTION	G. Floor (Rs.)
1	Basic Rate	1000.00
2	Add extra for POP	0.00
3	Add extra for height	0.00
4.	Add extra for marble flooring	0.00
5	Add extra for semi framed structure	0.00
6.	Add extra for superior fitting 10%	0.00
7.	Add extra for service	00.00
	Total	1000.00
8	Add extra for COST index	0.00
	Net Total	1000.00

ABSTRACT OF COST: Residential house

(A)

S. No.	ITEM	Qty (Sq. ft.)	Rate (Rs.)	Replacement cost	Depreciation	Amount
1	Cover floor area :-					
A	Ground Floor	904.17	1000.00	904170.00	162750.60	741419.40
2	Boundary wall					
3	MS gate					
4	Open area					
5	Sump					
6	Septic tank & soak pit					
7	Open staircase					
8	Wooden cupboard					
9	Semi modular area					
10	Granite area					
11.	Ms staircase					
				904170.00	162750.60	741419.4



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PART- A (Land Value):

Area of Land

Adopted rate for valuation

Estimated value of the Land

: 125.58 sq yds

: Rs. 22500/- per sq. yds

: 125.58 x 22500/- = Rs. 28,25,550.00

(Say Rs. Twenty Eight Lacs & Twenty Five Thousand Only)

Value of Plot as per circle rate			
S. No	Particulars of Items	Reference	Amount (in Rs.)
1.	Circle rate 9500/- per sq. mtr.	Part-A	9,97,500.00
2.	Building	Part-B	9,65,993.59
	TOTAL		19,63,493.59

(Say Rs. Nineteen Lacs & Sixty Three Thousand Only)

Value of as market Rate (Land & Building)			
S. no	Particulars of Items	Reference	Amount (in Rs.)
1	Land	Part-A	28,25,550.00
2.	Building	Part-B	7,41,419.40
3.	First floor (Shed) Lump sum		1,00,000.00
	TOTAL		36,66,969.40

(Say Rs. Thirty Six Lacs & Sixty Six Thousand Only)

PART III—DECLARATION

I hereby declare that

1. The information furnished in PART-I & II is true and correct to best of my knowledge and belief
2. I have no direct or indirect interest in the property valued
3. The property was inspected on 23-05-2022
4. I have not been convicted of an offence and sentenced to term of imprisonment.
5. This is a technical report only and legal aspects are not covered in this report.
6. I have not found guilty of misconduct in my professional capacity.
7. Ownership of the property is a legal matter, proving ownership does not fall in our services / responsibility.
8. There is a difference in market value & circle rate value of more than 20% , because this property is situated in residential area of Bharat Vihar, Mukarrab pur Palhera. The land rates in this area are more than Rs. 22500/- sq. yds where as circle rate is Rs. 9500/- sq. mtr. in residential areas most of the times there is marked difference between actual market value & circle rate value . Circle rate is fixed by the government for stamp duty collection only.
9. Marketability is good.

Date: 24-05-2022

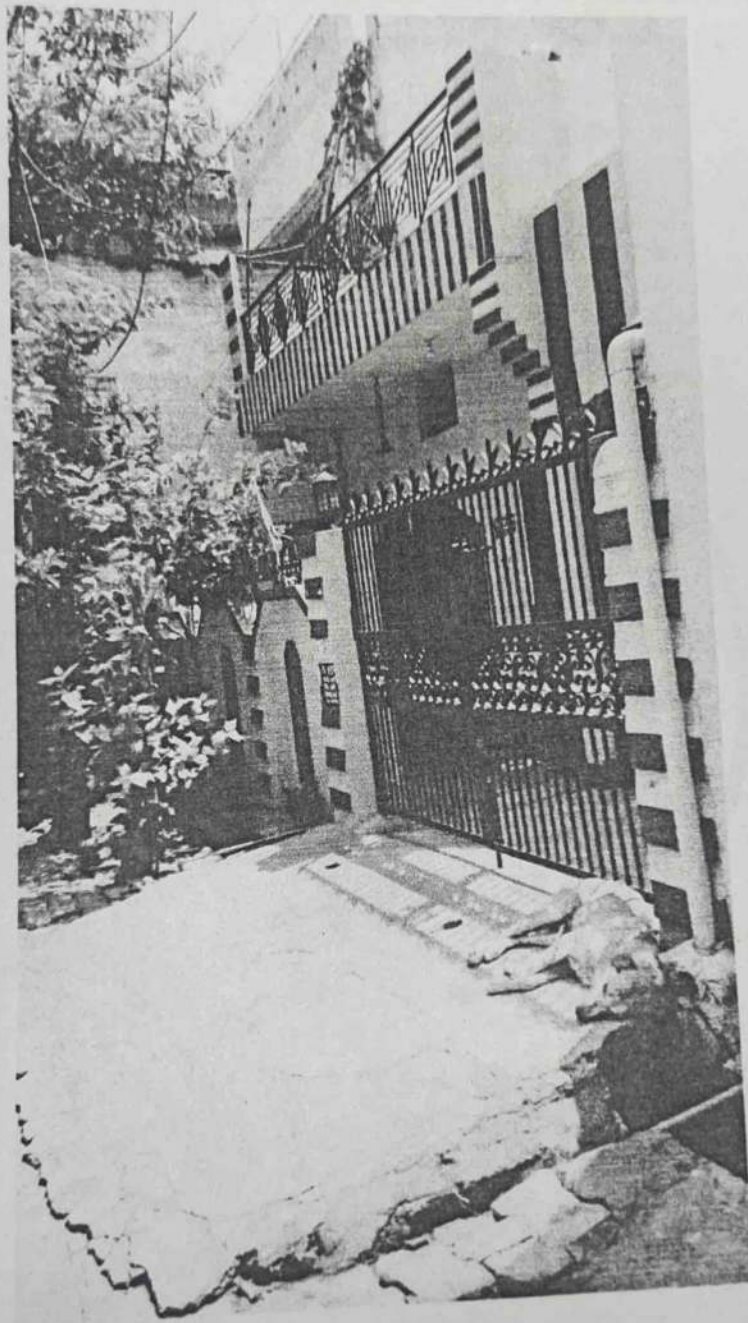
Place: Meerut

Name and Signature

Govt. Approved Valuer

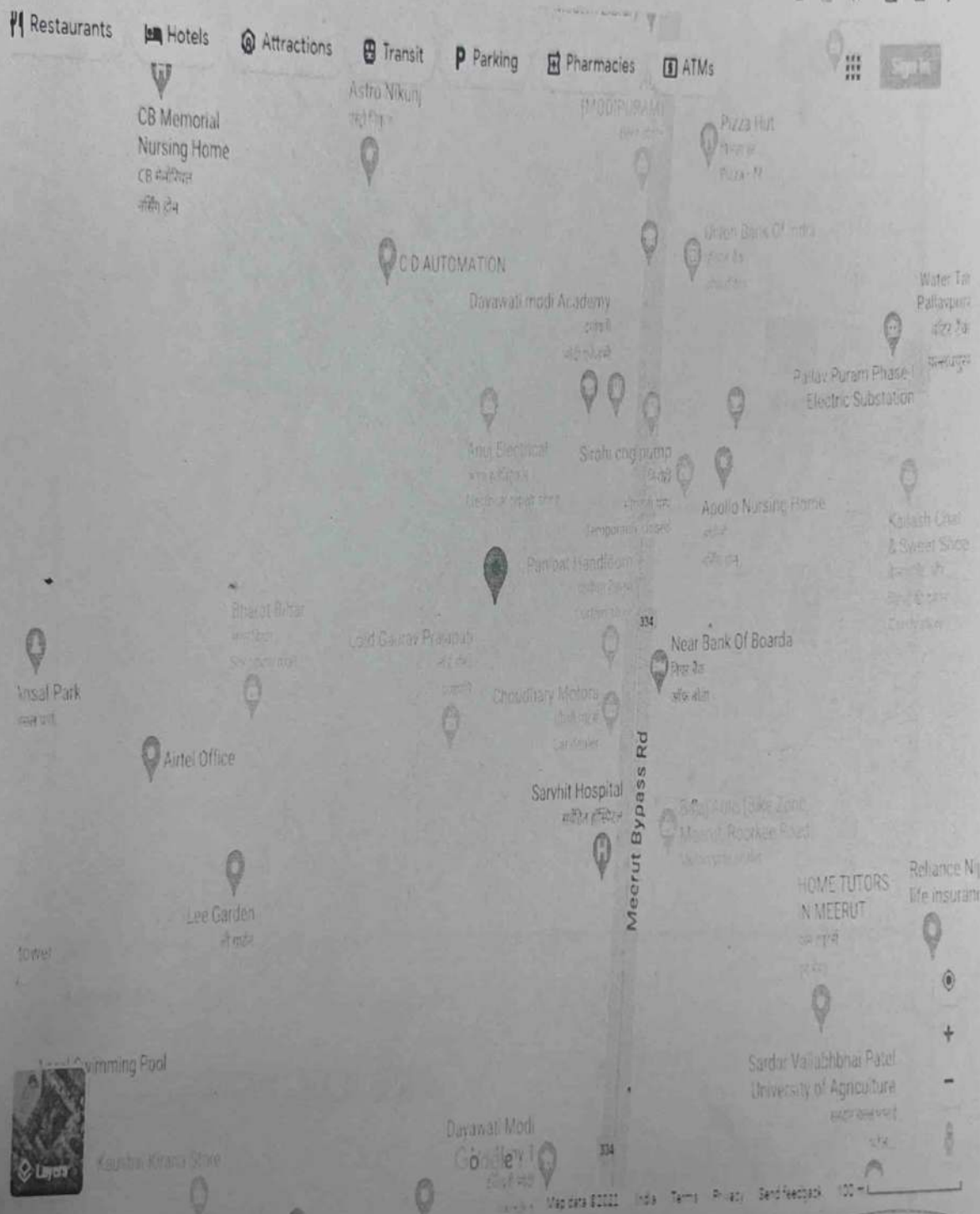


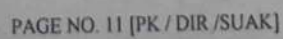
(PHOTOGRAPHS OF SITE)



Mpl no. 293, plot no 49, Bharat Vihar, Mukarrab pur Palhera, Roorkee road ,Meerut (U.P) .

Go X 29°03'12.4"N 77°42'22.2"E - Go X +
22.2 E/@29.0534364,77.7039705,17z/data=!3m1!4e1!4m5!3m4!1s0x0b0d89a653b2ec2bb8m2:3d29.0534364,77.7039705,17z





ROSARB

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