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## ARCHITECT, ENGINEERS, INTERIOR DESIGNER, VALUER

### ARCHITECT

Chandreshbehl  
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### ARCHITECT & ENGINEERS

Regd. Valuer & interior designer  
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near Mahendru clinic

Panel Valuer: LIC, NIC, Axis/Central /Union /IDBI/corporation bank/Income tax/LICHFL/PNBHFL/Yes/IndSind/BOM/BMB/TCHFL/CFL/DCB/SRHFL/MHFL

Ref.: CA/CB/OCT 16 Date: 22/10/16

To,  
The Branch Head  
PNB BANK  
Branch L.J. ROAD  
Rishikesh Uttrakhand

### Valuation Report of Immovable Residential cum commercial Property

Dear Sir,

**Summary:** As per the instruction given by PNB Bank via Mail dt 21/10/16 by Mail ID bo3714@pnb.co.in, Branch L.J. Road Rishikesh Uttrakhand to give the valuation report for ½ part of Premises Nagar Nigam no.85/57 situated at Pvt P.no.31 Laxmi Purwa Kanpur Nagar.

### DETAIL OF VALUATION AS FOLLOWS BELOW:

VALUATION TYPE	VALUE IN LACS
MARKET VALUE	Rs. 2.19 CR
GUIDE LINE VALUE AS/DM OF KANPUR NAGAR	Rs. 1.94 CR
RELIZABLE/FORCED VALUE	Rs. 1.86 CR

*Chandresh*  
MR. CHANDRESH BEHL  
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**Part-1**

Valuation done by Govt. Registered Valuer: Mr.ChandreshBehl  
(M.Arch,Barch,Fi.v.,Aiv,Aiaa,Mca)

Date of Visit: 22/10/16

Representative in whose presence's the inspection carried out: MrNeerajAgarwal

Type of Property: Commercial Cum Residential

Present Address of Property: 1/2 part of Premises Nagar Nigam no.85/57 situated at Pvt P.no.31 LaxmiPurwa Kanpur Nagar.

Name of Seller ;Smt Poonam Agarwal ✓

Name of Purchaser: Shri Neeraj Agarwal

Purpose of Valuation: On the request of PNB Bank, Branch L.J.Road Rishikesh Uttrakhand, to know the market value of property for Equitable mortgage as collateral security to the Bank.

Documents Referred: Xerox copy of property documents.

Status of Sanction map/Permit: NA since area of plot is less than 300 sqm.

Boundaries of House in question: As per detail given in Deed/As per actual situation at site.

North-Others Premises, South-7.62 m wd road East-Nazul LandWest- Part of H.no.84/57 situated at Pvt P.no.30

**Part-2**

Description of Property: The property is located at well developed commercial cum Residential area having commercial importance as the area is at distance of 1 KM From Ghantaghar Railway station.Hence,Marketability is good.

Specifications: RCC Structure with 9" & 4.5" thk. Brick walls in 1:4 CM,Wood work in Doors and Windows,A Class finishings.

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### **Part-3**

#### **Market value:**

A considerable opinion has been built up on the interpretation of the expression Market value. It has been defined and explained by valuers and moreover, learned judges of the Courts from time to time have given their interpretation of term "Market value" depending upon the circumstances of each case.

Market value of property may be defined as the price obtained by a willing vendor from a willing partner when sold in an open market.

The market value of market price of a particular property be defined is that amount of money which at any time can be obtained for the property from person able and willing to purchase it. It will be clear from this definition that value is not fixed and permanent part of the thing to be valued, but depends on outside factor the Chief these being the desire to possess the property and their to pay for it.

#### **Land and Building Method of valuation:**

##### **(Factors for determining its Market value:**

While determining the market value, various factors have to be taken into consideration i.e. size of the land and the shape, the locality and its situation, the tenure of the property

in use its potential value and the rise of depreciation in the value of land in the locality and even in its near vicinity.

Property cannot be worth then the amount required to replace it. This method is when it is not possible to get the fair rent of the property.

This method consists in ascertaining market value of land in which depreciated cost of building is added.

The cost derived by this method depends upon the outlay for land, labour and materials and not necessarily on the extent of utility in the future of the property.

- 1) The construction cost has been estimated with reference to the CPWD Schedule of rates and plinth area rates of similar structures.
- 2) Salvage value over all 10% average cost of building.
- 3) Determine age of building
- 4) Determine normal life, economical life and future life depends upon specification and maintenance of property.

#### **Depreciation:**

After taking into consideration various aspect, we adopt straight line method of depreciation, which is more rational and is given below:

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$$\text{Depreciation} = \frac{\text{Age}}{\text{Age} + \text{Future life}} \times 90\% \text{ of Reproduction cost}$$

$$\text{Or Depreciation} = 9 / 10 \times \text{Age} / \text{Life} \times \text{Reproduction cost}$$

Hence, Estimated Value: Reproduction cost – Depreciation

#### **Part-4**

**Value of property as per Government Circle Rates Dt.1/1/16 by DM Kanpur:**

**Valuation of property is determined as per land and building method:  
(Calculation as on 22/10/16)**

Area of land (Undivided 50% of 209.86 Sq.m)	:104.93 sq.mt
Built up Area of Basement floor (Godown)	:104.93 sq.mt
Built up Area of Ground floor (Commercial Shop)	:104.93 sq.mt
Built up Area of First floor (Residential)	:104.93 sq.mt
Built up Area of Second floor (Residential)	:104.93 sq.mt

#### **Valuation for Shop at ground floor (Commercial)**

Value of Land : 104.93sqm@Rs.76000/sqm = Rs.7974680.00

Value of Building (Shop) : 104.93sqm@Rs.15000/sqm = Rs.1573950.00

**Total Value of Shop at ground floor : = Rs.9548630.00**

#### **Valuation for Basement floor (Godown) :**

Value of Land

(Rate 70% of 76000/sq.mt as/DM Rates) : 104.93sqm@Rs.53200/sqm  
= Rs.5582276.00

Value of Building (Godown): 104.93sqm@Rs.15000/sqm = Rs.1573950.00

**Total Value of Basement floor (Godown commercial):**  
**= Rs.7156226.00**

#### **Valuation for First/Second floor (Residential)**

First/Second floor: 209.86sqm@Rs.13000/sqm = Rs.2728180.00  
(Residential)

Hence, Total Value of Property as/DM Kanpur nagar = Rs.19433036.00

**(Rs One Crore Ninety Four Lacs Thirty Three Thousand Thirty Six Rupees Only)**

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**Value of property as per Market Rates:**

**Valuation of property is determined as per land and building method:  
(Calculation as on 22/10/16)**

Area of land (Undivided 50% of 209.86 Sq.m)	:104.93 sq.mt
Built up Area of Basement floor (Godown)	:104.93 sq.mt
Built up Area of Ground floor (Commercial Shop)	:104.93 sq.mt
Built up Area of First floor (Residential)	:104.93 sq.mt
Built up Area of Second floor (Residential)	:104.93 sq.mt

**Valuation for Shop at ground floor (Commercial)**

Value of Land : <u>104.93sqm@Rs.90000/sqm</u>	= Rs.9443700.00
Value of Building (Shop) : <u>104.93sqm@Rs.15000/sqm</u>	= Rs.1573950.00
<b>Total Value of Shop at ground floor :</b>	<b>= Rs.11017650.00</b>

**Valuation for Basement floor (Godown) :**

Value of Land (Rate 70% of 90000/sq.mt as/Mkt. Rates)	: <u>104.93sqm@Rs.63000/sqm</u>	= Rs.6610590.00
Value of Building (Godown): <u>104.93sqm@Rs.15000/sqm</u>		= Rs.1573950.00
<b>Total Value of Basement floor (Godown commercial):</b>		<b>= Rs.8184540.00</b>

**Valuation for First/Second floor (Residential)**

First/Second floor: <u>209.86sqm@Rs.13000/sqm</u> (Residential)	= Rs.2728180.00
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**Hence, Total Value of Property as/Market = Rs.21930370.00**

**(Rs Two Crore Nineteen Lacs Thirty Thousand Three Hundread Seventy Rupees Only)**

**Forced sale value (Distress value) : 85% of fair market value.  
: 85% of Rs.21930370 = Rs.18640814.50**

After considering various above mentioned factors the fair market value of property as on 22/10/16 in our opinion, is

**Rs.21930370.00 (Rs Two Crore Nineteen Lacs Thirty Thousand Three Hundread Seventy Rupees Only)**

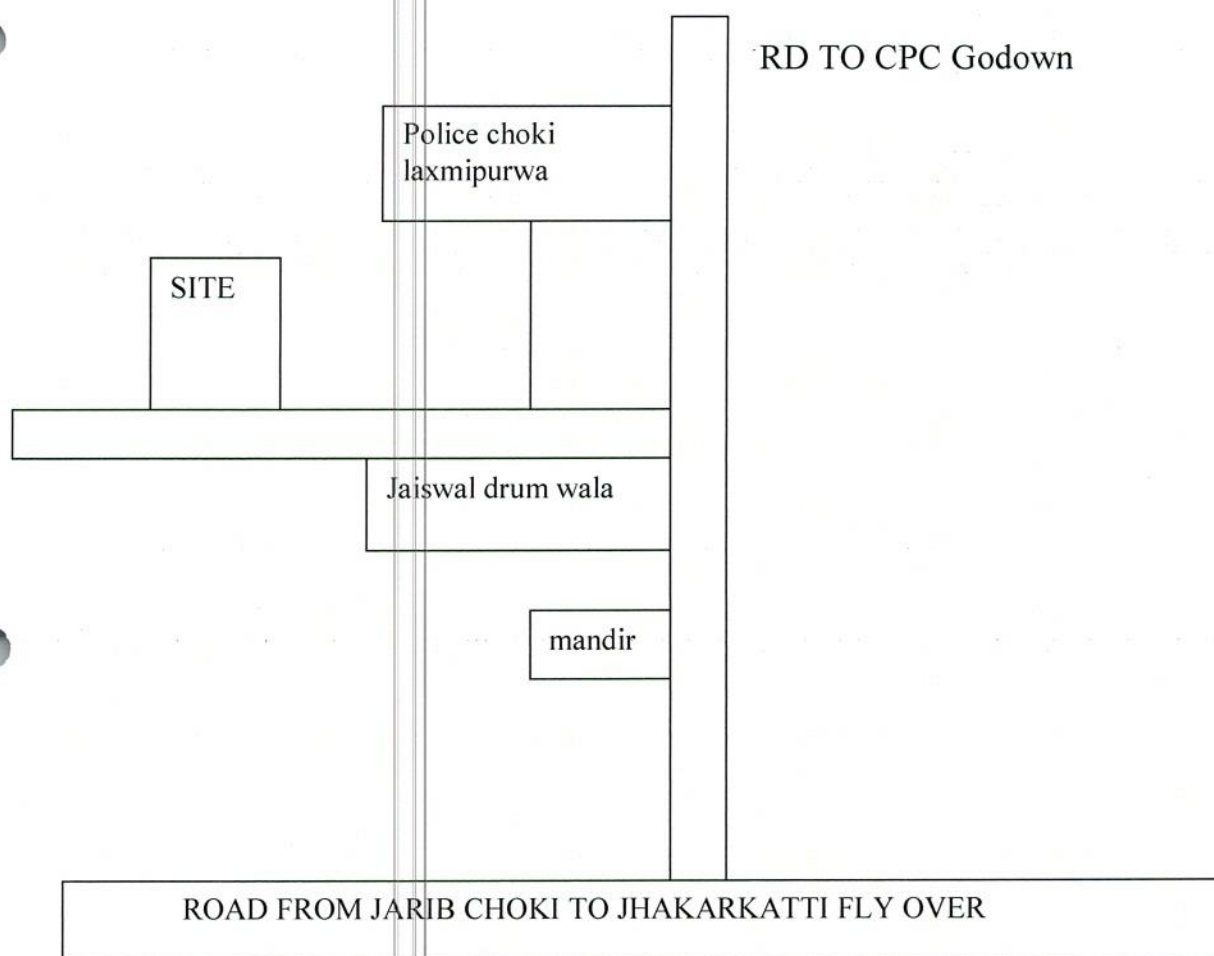
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Estimated as However further change of circumstances, government policies and market trend may affect the said estimated fair market rates value.  
We have not gone into verification of titles of the property.

Note:

- 1) It may be noted that we have not gone into aspect of verifying the ownership and title of above property & reportedly done by Bank Advocate.
- 2) While determining the above property value, we are not analyzing the market availability.
- 3) This report is issued without prejudice and on the basis of physical inspection plus photo state copy of documents provided by the Bank.

Enclosure: i) Performa valuation report ii) photographs of property iii) key plan to reach site.



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½ part of Premises Nagar Nigam no.85/57 situated at Pvt  
P.no.31 LaxmiPurwa Kanpur Nagar

Name of Seller; Smt Poonam Agarwal

Name of Purchaser: Shri Neeraj Agarwal

Case Type : HL PURCHASE

Name of Valuer: CHANDRESH BEHL

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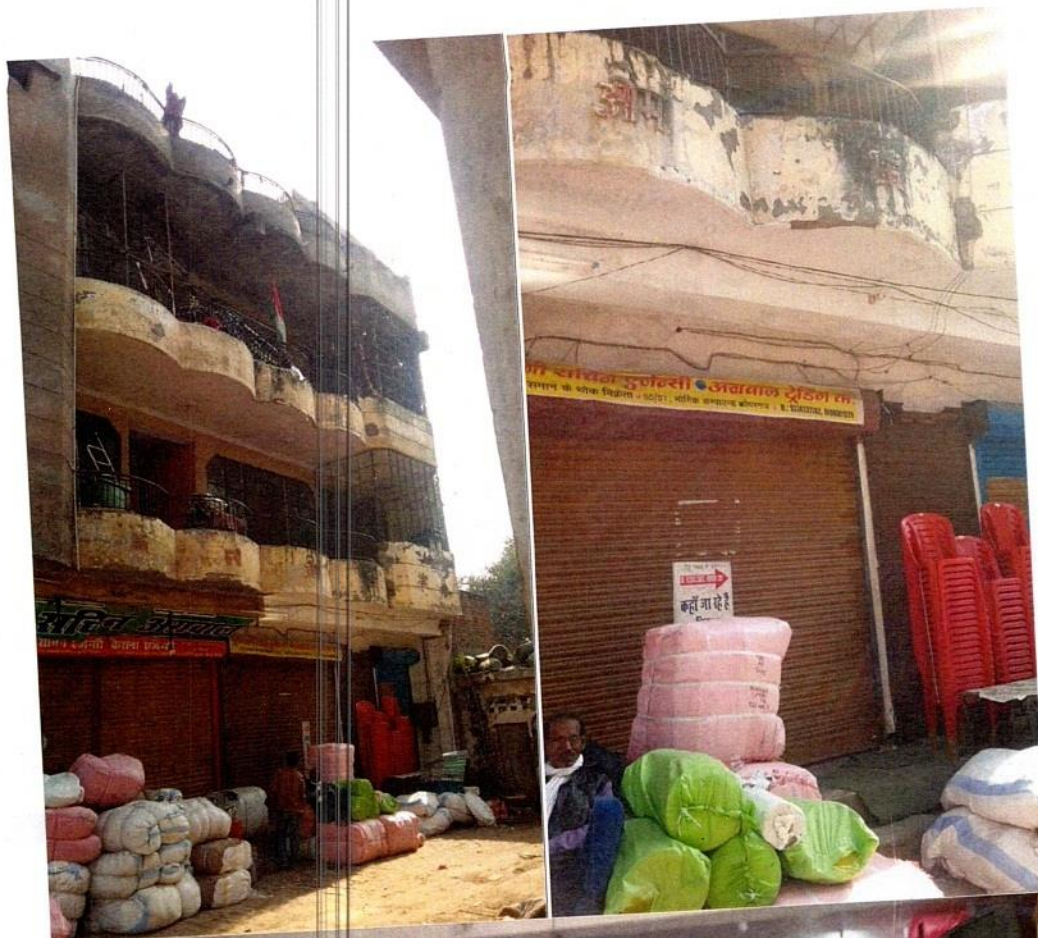
Near Mahendru clinic

Mobile no: 9839183982,9389192173

(Fellow member Institution of Valuer,New Delhi)

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