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M.C. & ASSOCIATES

Structural Engineers, Govt. Approved
Valuers, Surveyors, Planners & Estimators



Mr. M.C. Sharma
F.I.V. (F-13721)
M.I.E. (India) M-062599/4
Chartered Engr. & 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-operative Bank Ltd.
♦ The Ganga M. U. Co-operative Bank Ltd.
♦ Bank of India, Dehradun, U.K.

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from Branch Manager, Bank of Baroda, Branch/ Rishikesh
Distt-Dehradun.

The Property Situated at Part of Khasra no. 74, Old Nagar Palika No. 208, & New no.
1041/14, Dehradun Road Rishikesh Distt. Dehradun.

Owner: Mrs. Sarika Garg W/o Mr. Ajay Garg.

Was inspected on 10.09.2020 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 Enlosed
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	=	₹ 3.70 Cr.
Realizable Value 90% of PMR	=	₹ 3.33 Cr.
Distress Value 85% of PMR	=	₹ 3.14 Cr.



BANK OF BARODA
Branch – 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

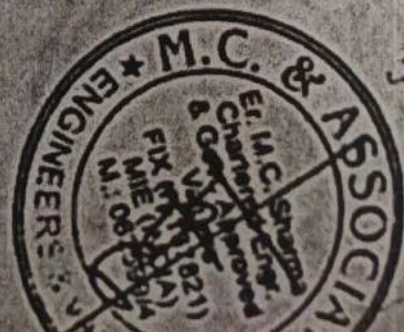
OM.C. Associates – 100-16, dt. 12.09.2020 (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

1.	Date of Visit of the site	:	10.09.2020
2.	Date of making valuation	:	12.09.2020
3.	Name of the owners of the property	:	<u>Owner</u> Mrs. Sarika Garg W/o Mr. Ajay Garg.
	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 ownership of the property the locality was contacted	:	Contact Person at Site- Mr. Ajay Garg
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	:	Single Ownership

6.	<u>Brief description of the property</u>		
a.	Location, street ward no. – postal address	:	Part of Khasra no. 74, Old Nagar Palika No. 208, & New no. 1041/14, Dehradun Road Rishikesh Distt. Dehradun.
b.	Flat / Plot No.	:	Part of Khasra no. 74, Old Nagar Palika No. 208, & New no. 1041/14,
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	:	Residential/ Commercial Mixed area
e.	Is the property situated in an unauthorized / authorized colony	:	Authorized area future life of building 38 yrs.
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 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)	:	GF -11 ft FF -11 ft GF = 2850.00 Sqft. FF = 256.00 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 Google Plan Attached
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 method as per GLR and PMR rat
	Market value of the property	:	Rs. 3.70 Cr.
	Realizable Value 90% of PMR	:	Rs. 3.33 Cr.
	Distress Value 85% of PMR	:	Rs. 3.14 Cr.



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 10.09.2020.
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date : 12.09.2020

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:- Part of Khasra no. 74, Old Nagar Palika No. 208, & New no. 1041/14, Dehradun Road
Rishikesh Distt. Dehradun.

Boundaries of Properties

	As per Sale Deed	Actual
East	Prop. of Mr. Satish Gupta	Prop. of Mr. Satish Gupta
West	Prop. of Mr. Deep Suneja	Prop. of Mr. Deep Suneja
North	Prop. of others	Prop. of others
South	Road	Road

Annexure-BMeasurement of Properties

	As per Sale Deed	Actual
East	376.65 Sqm	Check & Found Correct
West		
North		
South		
Total Area	376.65 Sqm	376.65 Sqm

Least Area- 376.65 Sqm or 450.28 Sqyd.



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

- What is character of the locality : Development Authority
Residential Cum Commercial
- What is the classification the locality : Middle Class
- Road facilities are available : Yes
- Any factor which affect marketability of land? : Medium

04 Value of adopting GLR

- Guideline rate abstained from registrar's : 20,000/- Sqm. 15% Extra Due to 15 Mtrs.
above Road So 23000/-Sqm (Page no.14
Sr. no. 09/04)

05 Value of adopting PMR

- Tenure of Land : Owner Constructed the building in year 1998
so future life of building 38 years
- Prevailing market rate : Rs. 71000/- to 72000/- Sqyd.
- Unit rate adopted in this valuation after : Rs. 71,500/- Sqyd
Considering characteristics of subject plot
- Value of land adopting PMR
(450.28 Sqyd. X 71,500/-) : Rs. 3,21,95,020/-
: Say Rs. 3.22 Cr.



Annexure-DPLINTH AREA TABLE

- 01 Type of construction : Load Bearing
- 02 Quality of construction : Good
- 03 Appearance of building : Good Looking
- 04 Maintenance of building : Medium
- 05 Plinth area : As per table

Plinth Area Chart

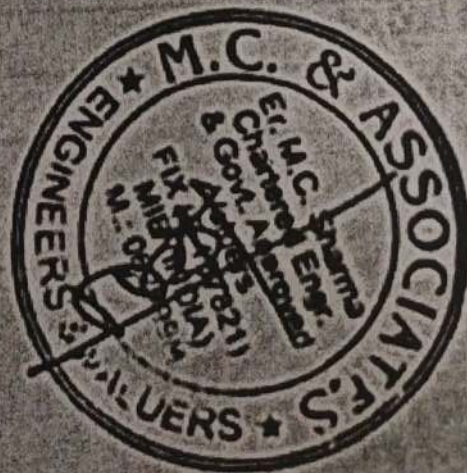
S. No.	Floor	Year of Construction	Roof Height	Covered Area		Total A+½B (sqft.)
				A-Main	Cantilever-B	
1.	GF-	1998	11'-0"	2850.00 Sqft.	—	2850.00
2.	FF-	1998	11'-0"	256.00 Sqft.	—	256.00
Total						3106.00

- 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



Annexure-EDetail of Building

S.No.	Particulars	GF +FF
1	Foundation	Load Bearing
2	Superstructure	Brick work
3	Roof	ROC
4	Floor	Stone Flooring
5	Chaukhats	Wooden
6	Shutters	Wooden
7	Plinth area (sqft)	3106.00
8	Year of construction	1998
9	Age of building	22 yrs
10	Total Life	60 yrs
11	Future Life	38 yrs
12	Rate of Depreciation	33.0%
13	Rate of replacement (sqft)	1500.00
14	Replacement amount	4659000.00



Annexure-FAmenities & Extra Item
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Main Gate	20,000.00
2.	Over Head Tank	30,000.00
3.	Boundary wall	—
4.	Paving	—
	Total	50,000.00

Annexure-GServices
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Electric Fitting & Sanitary fitting	30,000.00
2.	Water fitting	30,000.00
3.	Electric deposit, water deposit & sewer deposit	—
4.	Septic Tank & sock Pit	50,000.00
	Total	1,10,000.00



Annexure-HABSTRACT OF COST

S.No.	Particulars	As per PMR
1	Land	32,195,020.00
2	Building	4,659,000.00
3	Amenities & Extra Item	50,000.00
4	Services	110,000.00
	Total Rs.	37,014,020.00
	Say Rs.	3.70 Cr.

PMR Value	■	₹ 3.70 Cr.
Realizable Value 90% of PMR	■	₹ 3.33 Cr.
Distress Value 85% of PMR	■	₹ 3.14 Cr.

Enclosures:-

1. Photographs of Prop.
2. GLR
3. Google Plan



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3	देवराष्ट्र भाग - 1 नवनिर्मित रेलवे पुल - 1 पीका (इन्डियन पीका ब्रह्मोती पीका) होते हुये दून सिराई तक	-	34000	82700	12000	10600			
4	हरिद्वार वाइपास रोड - मटराण पीका से प्रगतिपुरम तक	-	20000	17500	34000	82700	78560	12000	10000
5	रेलवे रोड, भारतीय स्टेट बैंक से होते हुये हरिद्वार रोड तक।	-	20000	17500	34000	82700	78560	12000	10000
6	रेलवे रोड पुराना बस अड्डा होते हुये हरिद्वार रोड तक।	-	20000	17500	34000	82700	78560	12000	10000
7	रेलवे रोड - रेलवे स्टेशन से प्रगति सिराई तक।	-	20000	17500	34000	82700	78560	12000	10000
8	सीतामद सिराई से एक्स तक	-	20000	17500	34000	82700	78560	12000	10000
10	1 मुक्या हरिद्वार - देवराष्ट्र - आधिकेश मार्ग पर प्रगतिपुर रेलवे फाटक से रायगढ़ाहि आयन तक (सहसील आधिकेश सीमांतमार्ग)	800	25000	23000	37000	70000	66500	12000	10000

