

# Akhil Kumar and Associates

**Akhil Kumar**

1. Approved valuer - Cat-I /776/Vol-II/38/2023-24

Chartered Engineer (Reg. No. M-164822-5)

Fellow Member Institution of Valuers (No. F 025618)

MDDA Panelled Engineer (Licence No. E/49/2020)

Engineers, Planners & Valuers (Land & Building)

Office-cum residence

51, Malijan Street (Saharanpur Chowk), Dehradun

Ph. No. 0135-2620568

Mob. 9818649048

Email: akassociatesddn@gmail.com

**On the panel as Land and Building valuer for - State Bank of India, Punjab National Bank, Bank of Baroda, Canara Bank, Punjab & Sind Bank, UCO Bank, Uttarakhand Gramin Bank, Union Bank of India, Indusind Bank, District Co-operative Bank & HDFC Bank and Valuation for income tax, capital gains, visa, network etc.**

(Our Ref. No. AKA / NM/SH/261/JULY / 2023)

Date: 27.07.2023

ANNEXURE A

Format-A

To,  
State Bank of India, SME Branch City Center, Distt. Gwalior.

## VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

FOR

**PRESENT DAY ASSET VALUE IN RESPECT OF AN OPEN DEMARCATED RESIDENTIAL PLOT, SITUATED IN DIVYA PURAM VILLAGE SALEMPUR MEHDOOD-2, PARGANA ROORKEE, TEHSIL & DISTT. HARIDWAR**

I. GENERAL		
1. Purpose for which the valuation is made	:	Assessment the fair market value of the subject property as on date of valuation
2. a) Date of inspection	:	25.07.2023
b) Date on which the valuation is made	:	27.07.2023
3. List of documents produced for perusal		
i)	:	Ref. Copy of Sale deed, 7837, dt. 28.08.2015
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		<b>Mr. Vishal Rastogi S/o Late Mr. M.C. Rastogi</b>
5. Brief description of the property	:	The subject property is an open undemarcated residential plot, situated in Khasra no.1717, Plot no.5, Divya Puram, (Near-Ashok Vatika Farm House), Village Salempur Mehdoood-2, Pargana Roorkee, Tehsil & Distt. Haridwar.
6. Location of property	:	
a) Plot No. / Survey No.	:	
b) Door No.	:	
c) T. S. No. / Village	:	
d) Ward / Taluka	:	
e) Mandal / District	:	
7. Postal address of the property		Not applicable (due to plot)
8. City / Town	:	Roorkee
Residential Area	:	
Commercial Area	:	Residential area
Industrial Area	:	
9. Classification of the area		
i) High / Middle / Poor	:	Middle Class
ii) Urban / Semi Urban / Rural	:	Urban



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a) Plot No. / Survey No.	:	
b) Door No.	:	
c) T. S. No. / Village	:	
d) Ward / Taluka	:	
e) Mandal / District	:	
7. Postal address of the property		Not applicable (due to plot)
8. City / Town	:	Roorkee
Residential Area	:	
Commercial Area	:	Residential area
Industrial Area	:	
9. Classification of the area		
i) High / Middle / Poor	:	Middle Class
ii) Urban / Semi Urban / Rural	:	Urban





10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipality	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Non-agriculture	
13	Boundaries of the property		As per Sale deed	Actuals
	East	:	Plot no.4 of Mr. Rahul Rastogi	Plot no.4 of Mr. Rahul Rastogi
	West	:	20' Wide Road	20' Wide Road
	North	:	Plot of Other's	Plot of Other's
	South	:	Plot no. 06 Shashi Shagi	Plot no. 06 Shashi Shagi
14.1	Dimensions of the site	:	A	B
			As per Sale deed	Actuals
	East	:	30'0"	30'0"
	West	:	30'0"	30'0"
	North	:	70'6"	70'6"
	South	:	70'6"	70'6"
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude:- 29°56'15.2"N Longitude:- 78°02'54.6"E	
15	Extent of the site	:	196.56 Sqmt. Or 2115 Sqft.	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	196.56 Sqmt. Or 2115 Sqft.	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Not applicable (It is an open Plot only)	
II. CHARACTERISTICS OF THE SITE				
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developed	
3.	Possibility of frequent flooding / sub-merging	:	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Available within 1 Km. radius there-from	
5.	Level of land with topographical conditions	:	Levelled	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	Residential	
8.	Any usage restriction	:	No	
9.	Is plot in town planning approved layout?	:	Yes	
10	Corner plot or intermittent plot?	:	Intermittent plot	

GOVT. APPROVED VALUER

AKHIL KUMAR

Enl-1/776/Vol-II/38/2023-24

9810090646

FELLOW INST. OF VALUER



# Akhil Kumar and Associates

Office-cum residence

51, Mallan Street (Saharanpur Chowk), Dehradun

Ph. No. 0135-2620568

Mob. 9818649048

Email: akassociatesddn@gmail.com

**Kumar**

proved valuer - Cat-I /776/Vol-II/38/2023-24

Registered Engineer (Reg. No. M-164822-5)

Member Institution of Valuers (No. F 025618)

MDDA Panelled Engineer (Licence No. E/49/2020)

Engineers, Planners & Valuers (Land & Building)

11	Road facilities	:	Yes
12	Type of road available at present	:	CC
13	Width of road - is it below 20 ft. or more than 20 ft.	:	20 Ft. wide road
14	Is it a land - locked land?	:	No
15	Water potentiality	:	Not applicable (It is an open Plot only)
16	Underground sewerage system	:	
17	Is power supply available at the site?	:	
18	Advantage of the site	:	Nil
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	Nil

## Part - A (Valuation of land)

1.	Size of plot	:	30'0"	30'0"
	East & West	:	70'6"	70'6"
	North & South	:	196.56 Sqmt. Or 2115 Sqft.	
2.	Total extent of the plot	:		
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Market inquiry dated 25.07.2023 shows that the prevailing land rate for the similar plot in this area is Rs. 4,500/- Per Sqft. Or Rs. 48,420/- Per Sqmt. <b>Say Rs. 48,000/- Per Sqmt.</b> , which is being considered for application	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 36,750 / - Per Sqmt. (35,000+5%)	
5.	Assessed / adopted rate of valuation	:	Rs. 48,000 / - Per Sqmt	
6.	Estimated value of land	:	<b>Rs. 94,34,880 (196.56 x 48,000)</b>	

Page No. 3



# Akhil Kumar and Associates

**MAF**

Valuer - Cat-I / 776/Vol-II/38/2023-24

Engineer (Reg. No. M-164822-5)

Member Institution of Valuers (No. F 025618)

Empanelled Engineer (Licence No. E/49/2020)

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Office-cum residence

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Ph. No. 0135-2620568

Mob. 9818649048

Email. akassociatesddn@gmail.com

## Part - B (Valuation of Building)

Technical details of the building		
1. a)	Type of Building (Residential / Commercial / Industrial)	:
b)	Type of construction (Load bearing / RCC / Steel Framed)	:
c)	Year of construction	:
d)	Number of floors and height of each floor including basement, if any	Not applicable (It is an open plot)
e)	Plinth area floor-wise	
	Ground floor	
	Total covered area	:
f)	Condition of the building	:
	i) Exterior - Excellent, Good, Normal, Poor	Not applicable (It is an open plot)
	ii) Inferior - Excellent, Good, Normal, Poor	
g)	Date of issue and validity of layout of approved map / plan	Not applicable (It is an open plot)
h)	Approved map / plan issuing authority	
i)	Whether genuineness or authenticity of approved map / plan is verified	
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No

## Specifications of construction (floor-wise) in respect of

S.No.	Description	Item
1.	Foundation	:
2.	Basement	:
3.	Superstructure	:
4.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:
5.	RCC works	:
6.	Plastering	:
7.	Flooring, Skirting, dadoing	:
8.	Special finish as marble, granite, wooden paneling, grills, etc	:
9.	Roofing including weather proof course	:
10.	Drainage	:

Not applicable (It is an open plot)





S. No.	Description	Item
2.	Compound wall	:
	Height	:
	Length	:
	Type of construction	:
3.	Electrical installation	:
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	:
	Fan points	:
	Spare plug points	:
	Any other item	:
4.	Plumbing installation	Not applicable (It is an open plot)
	a) No. of water closets and their type	
	b) No. of wash basins	
	c) No. of urinals	
	d) No. of bath tubs	
	e) Water meter, taps, etc.	
	f) Any other fixtures	



# Akhil Kumar and Associates

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Ph. No. 0135-2620560  
Mob. 9818649048  
Email: akassociatesddn@gmail.com

## Details of valuation

Sr. no.	Particulars of item	Plinth area (Sqmt.)	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciations	Net value after depreciations Rs.
1	Ground floor	}	}					
	Other floor, if any							
	Total							

Not applicable (It is an open plot)

## Part C- (Extra Items)

(Amount in Rs.)

1. Portico	}	
2. Ornamental front door		
3. Sit out/ Verandah with steel grills		
4. Overhead water tank		
5. Extra steel/ collapsible gates		
Total		Nil

## Part D- (Amenities)

(Amount in Rs.)

1. Wardrobes	}	
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

## Part E- (Miscellaneous)

(Amount in Rs.)

1. Separate toilet room	}	
2. Separate lumber room		
3. Separate water tank/ sump		
4. Trees, gardening		
Total		Nil

## Part F- (Services)

(Amount in Rs.)

1. Water supply arrangements	}	
2. Drainage arrangements		
3. Compound wall		
4. C. B. deposits, fittings etc.		
5. Pavement		
Total		Nil



# Akhil Kumar and Associates

**umar**

oved valuer - Cat-I /776/Vol-II/38/2023-24  
d Engineer (Reg. No. M-164822-5)  
/ Member Institution of Valuers (No. F 025618)  
DA Panelled Engineer (Licence No. E/49/2020)  
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Office-cum residence  
51, Maliyan Street (Saharanpur Chowk), Dehradun  
Ph. No. 0135-2620568  
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## Total abstract of the entire property

Part- A	Land	:	Rs. 94,34,880
Part- B	Building	:	Nil
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
	<b>Total</b>	:	<b>Rs. 94,34,880</b>
<b>Realizable value</b>			<b>Rs. 80,19,648 (Market value)</b>
<b>And Distress value</b>			<b>Rs. 70,76,160</b>

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 80,19,648/-**

Place: Dehradun

Date: 27.07.2023



(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Signature

(Name of the Branch Manager with Official seal)

Date:

Encl:

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)



## **Akhil Kumar and Associates**

**umar**

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### **ANNEXURE E**

#### **Format - E**

#### **DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 27.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 25.07.2023 The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure F- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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Email: akassociatesddn@gmail.com

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential plot
2	Purpose of valuation and appointing authority	Assessment the fair market value of the subject property as on date of valuation
3	Identity of the valuer and any other experts involved in the valuation;	Akhil Kumar Reg. No. Category I /699/201/2018-19
4	Disclosure of valuer interest or conflict, if any;	Not applicable
5	Date of appointment, valuation	25.03.2023
6	Date and date of report;	27.07.2023
7	Inspections and/or investigations undertaken;	Site inspection and fair market rate
8	Nature and sources of the information used or relied upon;	Site Information and verify with locals
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and building cost method
10	restrictions on use of the report, if any;	Nil
11	major factors that were taken into account during the valuation;	Approach & surrounding
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.	Nil

Date: 27.07.2023

Place: Dehradun



## Page 10





29°56'15.2"N 78°02'54.6"E  
29.937555, 78.048511







29°56'15.2"N 78°02'54.6"E - Google Maps





## प्रमुख मार्ग का नाम

**आधार दर (BASE RATE)**[illegible]