

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



Ar. Prakhar Jain
M.Arch. A.A. London, COA-Reg. No. CA/2017/81373

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.....

05.04.2021

BANK: State Bank of India
BRANCH: SARB, Dehradun

VALUATION REPORT (IN REPECT OF LAND / SITE AND BUILDING)

1.	GENERAL	
	Purpose for which the valuation is made	To find out fair Market value
2.	a) Date of inspection	05/04/2021
	b) Date on which the valuation is made	05/04/2021
3.	List of documents produced for perusal	
	Photo state copy of sale deed was produced for verification and according to it the deed is registered with Sub Registrar Muzaffarnagar. Vide Bahi no. 1, Zild no. 5930, Pg. no. 293 – 324, Serial no. 14095, Dt. 23/12/2010.	
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)	Shri Sallaudeen S/o Shri Ashraf Ali, R/o Village Dhandhera, Pargana Tehsil & Dist - Muzaffarnagar A/c- Maan Rolling Mill
5.	Brief description of the property	Residential house
6.	Location of property	Khasra no. 384 M, Village Dhandhera, Pargana Tehsil & Dist – Muzaffarnagar
	a) Plot No. / Survey No.	
	b) Door No.	
	c) T.S. No. / Village	
	d) Ward / Taluka	
	e) Mandal / District	Dist. Muzaffarnagar
7.	Postal address of the property	Refer Pt. no. 6 (a+b+c)
8.	City / Town	Dist. Muzaffarnagar
	Residential Area	Yes
	Commercial Area	No
	Industrial Area	No



Circular Road, Near Hanuman Chowk,
Pay Bazar, Meerut Cantt.
121-2641962, 0121-4033312

205, Patel Nagar,
Muzaffarnagar (U.P.) – 251001
0121-2641962, 0121-4033312

Delhi Office :
H-68, Lower Ground Floor, South Ex. Part-1,
Near Bengali Sweets, New Delhi-110049
Ph. : +91-11-41733312
Mob. : +91-9999059658
ar.prakharjain@gmail.com

9.	Classification of the area	
i)	High / Middle / Poor	
ii)	Urban / Semi Urban / Rural	Poor
10	Coming under Corporation limit / village Panchayat / Municipality	Rural
11.	Whether covered under any State / central Govt. enactments (e.g., Urban Land Ceiling Act) or notified area / cantonment area.	Within Village Panchayat Dhandhera
12.	In case it is an agricultural land any conversion to house site plots is contemplated	N.A
13.	Boundaries of the property	N.A
	North	As Per Actual
	South	11 - 4½ wide private personal passage
	East	Open Plot of Shri Ashraf Ali
	West	Property of Shri Ashraf Ali
		19' - 0" wide Road
14.	Dimensions of the site	
		A
		B
		As per deed
		As Per Actual
	North	80'-0"
	South	94'-0"
	East	80'-0"
	West	81'-9"
		45'-0"
		50'-3"
		45'-0"
		54'-6"
	Area in Sq. mtr.	334.40 Sq. mtr
		421.30 Sq. mtr
15.	GPS Coordinates	29.448727, 77.769727
	Extent of the site	421.30 sq. mtr.
	Extent of the site considered for valuation	334.40 sq. mtr. (As per deed)



Jain
Approved Valuer

Registration No.
MRT/Cat.-A/A-40/2002

Whether occupied by the owner / tenant? If occupied by
tenant, since how long? Rent received per month.

Owner Occupied

CHARACTERISTICS OF THE SITE

Classification of locality

Poor Class

Development of surrounding area

Developing

Possibility of frequent flooding / sub-merging

Remote

Feasibility to the civic amenities like School, Hospital,
Bus stop, Market etc.

Within 8-10 K.M. Radius

Level of land with topographical Conditions.

Leveled

Shape of land & type of land

Irregular, Freehold

Type of use to which it can be put

Residential House

Any usage restriction

N.A

Is plot in town planning approved layout?

No

Corner plot or intermittent plot

Corner

Road facilities

Yes

Type of road available at present

BT

Width of road – is it below 20' or more than 20'

Less than 20' wide

Is it a Land – Locked land?

N.A.

Water potentiality

Through own sources

Underground sewerage system

No

Is Power supply is available in the site

Yes

Advantages of the site

Normal site

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)

No

1.



Jain
Approved Valuer

Registration No.
MRT/Cat.-A/A-40/2002

A (Valuation of land)		
Size of plot		
North & South		Refer Pg. no. 2
East & West		
Total extent of the plot		334.40 sq. mtr.
Prevailing market rate (Along with details/ reference of at least two latest deals/transaction with respect to adjacent properties in the areas)		Rs. 2500-2600/ sq. mtr.
Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Rs. 2200/Smt + 15% extra for two side road i.e. Rs. 2530/Smt (Code no. 1058, Pg. no. 21, Part - I, Schedule circle rate of Mzn)
Assessed / adopted rate of valuation		Rs. 2550/ sq. mtr.
Estimated value of land		Rs. 852720.00
B (Valuation of Building)		
Technical details of the building		
a) Type of Building (Residential / Commercial / Industrial)		Residential
b) Type of construction (Load bearing /RCC/Steel Framed)		Spread Step
c) Year of construction		2011, Remaining life - 50 Yrs
d) Number of floors and height of each floor including basement, if any		GF - 10' - 6"
e) Plinth area floor - wise		GF -150.84 sq. mtr.
f) Condition of the building		
i) Exterior - Excellent, Good, Normal, Poor		Normal
ii) Interior - Excellent, Good, Normal, Poor		Normal



(a)	Date of issue and validity of layout of approved map/ plan	No details available
(b)	Approved map/plan issuing authority	
(c)	Whether genuineness or authenticity of approved map or plan is verified	
(d)	Any other comments on authentic of approved plan	

Specifications of construction (floor-wise) in respect of

Description	Ground floor	Other floors
Foundation	Spread Step	N.A.
Basement	N.A.	N.A.
Superstructure	B/w in cement sand mortar	N.A.
Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden	N.A.
RCC Works	N.A.	N.A.
Plastering	Walls & ceiling	N.A.
Flooring, Skirting, dadoing	PCC	N.A.
Special finish as marble, granite, wooden, Paneling, grilles etc.	Nil	N.A.
Roofing including weather proof course	RCC	N.A.
Drainage	Proper	N.A.
Compound Wall	.	.
Height	.	08'
Length	.	29.27 Rmt
Type of construction	.	B/w in cement sand mortar



Electrical Installation

Type of wiring	.	
Class of fitting (superior / ordinary / poor)	.	Internal wiring
Number of light points	.	Ordinary
Fan points	.	05 no.
Spare plug points	.	02 no.
Any Other item	.	01 no.
	.	Nil

Plumbing installation

a) No. of water closets and their type	.	
b) No. of wash basins	.	01 no.
c) No. of urinals	.	01 no
d) No. of bath tubs	.	Nil
e) Water meters	.	Nil
f) Any other fixtures	.	Nil

Details of valuation

Particulars of item	Plinth Area (sq. mtr.)	Roof height	Age of building	Estimated replacement rate of construction Rs. (in per sq. mtr.)	Replacement cost Rs.	Depreciation @ 15%	Net value after depreciation Rs.
Ground floor	150.84	10' - 0"	10 Yr	6000.00	905040.00	135756.00	769284.00
First floor							
Mumty Shed							
Total							769284.00



C (Extra Items)

	(Amount in Rs.)
Portico	Nil
Ornamental front door	Nil
Sit out / Verandah with steel grills	Ordinary
Overhead water tank -500 Ltr PVC	Nil
Extra steel / collapsible gates	Nil
Total	Nil

D (Amenities)

	(Amount in Rs.)
Wardrobes	As per need value is included in plinth area rates
2 no. Modular Kitchen at GF & FF	Same
Wall tiles in toilet + bathroom	Same
Marble / ceramic tiles flooring	Same
Interior decorations	Same
Architectural elevation work	Same
Paneling work	Same
Aluminum works	Same
Aluminum hand rails	Same
False ceiling	Same
Total	Same

E (Miscellaneous)

	(Amount in Rs.)
Separate toilet room	Nil
Separate lumber room	Nil
Separate water tank / sump	Nil
Trees, gardening	Nil
Total	Nil

F (Services)

Water supply arrangements	Included in plinth area rates
Drainage arrangements	Included in plinth area rates
Compound wall - L/s	25000.00
C.B. deposits, fittings etc.	Included in plinth area rates
Pavement	Included in plinth area rates
Electric fittings	Included in plinth area rates
Total	25000.00



Govt Approved Valuer

Registration No.
MRT/Cat.-A/A-40/2002

Total abstract of the entire property

Part-A	Land	:	Rs. 852720.00
Part-B	Building	:	Rs. 769284.00
Part-C	Extra items	:	Rs. --
Part-D	Amenities	:	Rs. --
Part-E	Miscellaneous	:	Rs. --
Part-F	Services	:	Rs. 25000.00
	Total	:	Rs. 1647004.00
	Say	:	Rs. 16.47 Lacs

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

Photograph of owner / representative with property in background to be enclosed.
Aerial shot of longitude / latitude and co-ordinates of property using GPS/Various Apps / Internet sites.
Result of my appraisal and analysis to is my considered opinion that the

Net market value of the above property in the	Rs. 16.47 Lacs	Rs. Sixteen Lacs & Forty Seven Thousand only.
Value with aforesaid specification is	Rs. 13.00 Lacs	Rs. Thirteen Lacs only.
Realizable value of the above property is	Rs. 11.50 Lacs	Rs. Eleven Lacs & Fifty Thousand only.
Nett value of the above property is		

Declaration from the valuer in Format E
Model code of conduct for valuer
Photograph + Key Plan of the property.

Place : Muzaffarnagar
Date : 05/04/2021



Jain
Approved Valuer

Registration No.
MRT/Cat.-A/A-40/2002

undersigned has inspected the property detailed in the valuation report dated _____ on _____. We
certified that the realizable value of the property is Rs. _____ (Rupees _____)

Signature

(Name of the Branch Manager/ Cluster Head with official seal)

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).



DECLARATION FROM VALUERS

I declare that-

Information furnished in my valuation report dated 05/04/2021 is true and correct to the best of my knowledge and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued.

I have personally inspected the property on 05/04/2021. The work is not sub-contracted to any other valuer and done out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;

I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Special Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

Particulars	Valuer Comment
Background information of the asset being valued;	Residential House
Purpose of valuation and appointing authority	To find out fair market value, appointing authority- State Bank of India, SARB, Dehradun
Identity of the valuer and any other experts involved in the valuation	ER. S.K. JAIN
Disclosure of valuer interest or conflict, if any;	No
Date of appointment, valuation date and date of report	05/04/2021



Inspections and/or investigations undertaken;	05/04/2021
Nature and sources of the information used or relied upon	Through oral enquiries from neighbours
Procedures adopted in carrying out the valuation and valuation standards followed	Land + building method which is more appropriate + justified
Restrictions on use of the report, if any;	Only for bank purpose
Major factors that were taken into account during the valuation.	We follow land + building method which is more appropriate + justified method
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.	Any amendment or any other aspect of report to be claim within 30 days from issue of report other wise we are not responsible for the report.

05/04/2021

Muzaffarnagar



MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

Valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

Valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

Valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

Valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any situations.

Valuer shall refrain from being involved in any action that would bring disrepute to the profession.

Valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

Valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

Valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.

Valuer shall continuously maintain professional knowledge and skill to provide competent professional service and keep up-to-date developments in practice, prevailing regulations/guidelines and techniques.

In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its due care, except to the extent that the assumptions are based on statements of fact provided by the company or its directors or consultants or information available in public domain and not generated by the valuer.

Valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of objectivity and independence.

Valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.



Independence and Disclosure of Interest

Valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made in the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly related to the valuation assignment or not.

Valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

Valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

Valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

Valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the existence of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

Valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation or fee paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement with the company in a connected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

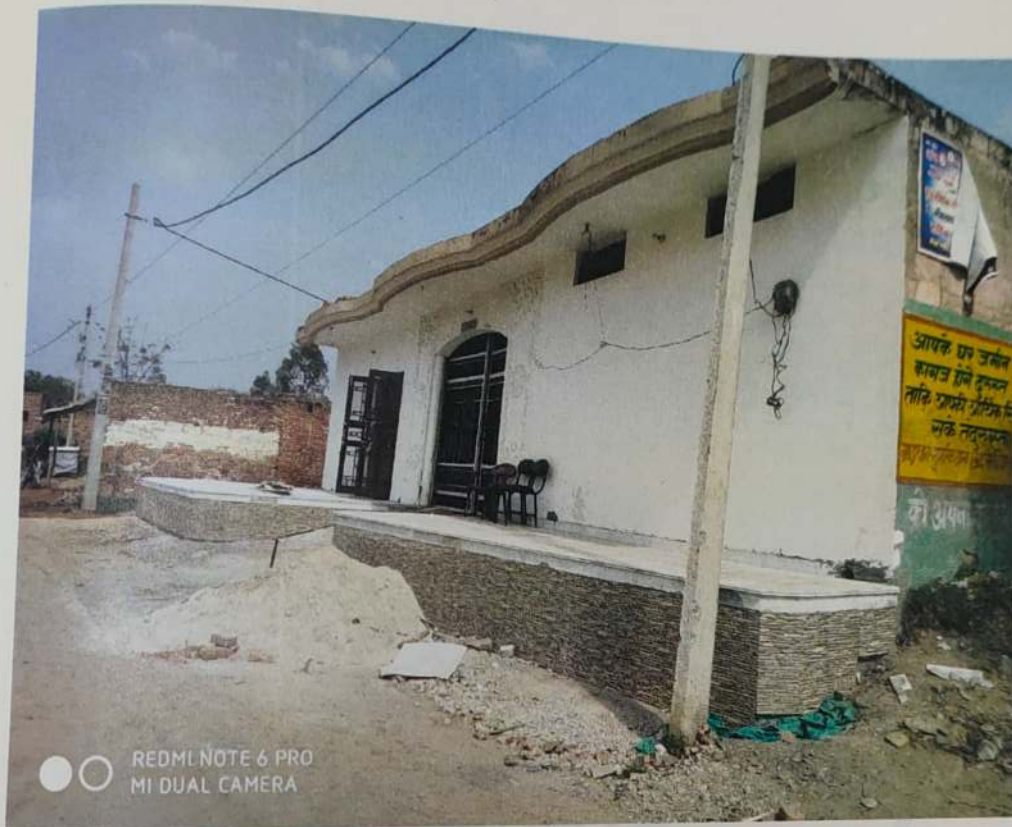
Valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Record Management

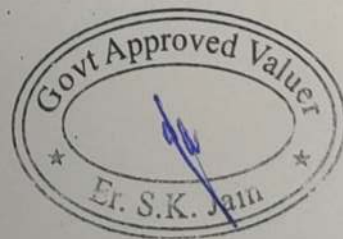
Valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.



Photograph



Khasra no. 384 M, Village Dhandhera, Pargana Tehsil & Dist – Muzaffarnagar



Location

← 29.448727,77.769727



Foos Wali Masjid
फूस वाली मस्जिद

Jama Masjid
जामा मस्जिद
धन्धेड़ा

Dhandhera
धन्धेरा

440 KV Sul
440 व

Upptcl 440
Substation, Jolly R
यूपीपीटीसीएल
केवी सबस्टे

मुजफ्फरनगर मार्ग

Krishnanchal Pulp
And Paper Pvt
कृष्णांचल
पल्प एंड पेपर...

Gi...ra s
द्वारा

Google

