

Name of Registered Valuer: Romesh Kumar Gupta

Registration No. (06/2012-13)

Ref. No.: - BOB-148-2020-21

Date: - 03-01-2021

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from: - The Branch Manager, Ballupur Chowk Branch, Bank of Baroda, District Dehradun (U.K.)

The Property Situated At: - The property under consideration is an Industrial property bearing Khastara No. 10Ta situated in Industrial area Mauza Mohabewala Pargana Central Doon, Tehsil Dehradun, District Dehradun (U.K.)

Which is owned by: - Smt. Vibhuti Ghai W/o Sh. Subhash Ghai R/o 2, Ashirwad Enclave, Ballupur Road, District Dehradun-248001 was inspected on 03rd January, 2021 for the purpose of assessing its present market value. The following documents pertaining to the above property were produced for Scrutiny: -

Copy of Sale Deed No. 7366 dated 26-08-2014

Copy of NEC by Sh. Mayank Semwal, Advocate dated 23-12-2020

Copy of Khatauni.

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

After taking into consideration the various important like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the distress sale value is considered as 70% 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;

1. The Fair Market value of the Property is Rs. 3,26,00,000.00
2. The Realizable value of the Property is Rs. 2,77,10,000.00
3. The Distress sale value of the Property is Rs. 2,44,50,000.00
4. Current Circle Value Of the property is Rs. 1,48,46,000.00

Date: 03-01-2021
Place: Dehradun

Registered Valuer for Immovable Properties
Registration No. 06/2012-13



ALMARGITA

Sole Proprietor

Address:
20, Engineer's Enclave, Phase - 3,
G. M. S. Road, Dehradun

Special Valuer for Immovable Properties

Phone: 0135-2526015 (R)

Joint Commissioner of Income Tax,

Dehradun

0841200864 (M)

Joint Commissioner, Dehradun

E-Mail: gurpreetkumar@gmail.com

Special Valuer, Ramsesh Kumar Gupta

Registration No. 16/2012/13

Ref No. - BOB-148/2020-21

Date: - 03-01-2021

The Branch Manager,

Bank of Baroda

Ballapur Chowk Branch, CMS Road,

District Dehradun (U.K.)

Form 61 (Rule 81D) of Wealth Tax Rules 1957

Report of Revaluation of Immovable Property (other than agricultural lands,

plantation, forests, mines and quarries) belonging to Sant. Vibhuti Chai W/o Sh. Subhash Chai

PART I - QUESTIONNAIRE**GENERAL**

| GENERAL | | Assessment of fair market value of property for bank purpose only |
|---------|---|---|
| 1. | Purpose for which valuation is made | 03-01-2021 |
| 2. | Date as on which valuation is made | Smt. Vibhuti Chai W/o Sh. Subhash Chai R/o |
| 3. | Name of the owner/owners | 2, Ashirwad Enclave, Ballapur Road, District Dehradun-248001 (Mobile No. 9897175804 9837307920) |
| 4. | If the property is under joint ownership. Co-ownership, share of each such owner. Are the shares undivided? | Single Ownership |
| 5. | Brief description of the property | The property under consideration is a Industrial property bearing Khata No. 107A situated in Industrial area Mauza Mohabewala Pargana Central Dwyon, Tehsil Dehradun, District Dehradun (U.K.) The property is situated on 30ft. wide Road on two sides. |
| 6. | Location, Street, Ward No | The property is situated between 50m.-350m. on Saharapur Road from Turner Road to Subhash Nagar Chowk - Near Maruti Suzuki- Future Show Room (Key Plan Attached) |
| 7. | Survey Plot No. of land | |
| 8. | Is the property situated in residential commercial mixed area industrial area | Industrial Area |
| 9. | Classification of locality - high class middle class poor class | Middle Class |
| 10. | Proximity to civic amenities like schools, hospitals, offices, markets, cinema etc. | All the basic amenities are available within 1.00km - 2.00km. at Saharapur Road and about 9km. upto Clock-Tower |
| 11. | Means and proximity to surface communication by the locality is served | The locality is served by Saharapur Road within 50m.-350m. ISBT is about 1.50km. (Dehradun) on road |

LAND

LAND

KUMAR GUPTA

Books I, II, V, M.T.E.

Approved Valuer for Immovable Properties
Chief Commissioner of Income Tax,
Office of Finance, Dehradun

Address:

20, Engineer's Enclave, Phase - 3,
G.M.S. Road, Dehradun
Phone: 0135-2528005 (R)
09412009964 (M)
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E-Mail Id: guptaromeshkumar@gmail.com

Office of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No.: - BOB-148/2020-21

Date: - 03-01-2021

12. * Area of land supported by documentary proof, shape, dimensions and physical features

Rectangular.
Area of Land (Sale Deed No. 7366 dated 26-08-2014) = 749.72Sqm. / 896.66Ssq.yd.

12a. Boundaries of Property

As per Sale Deed

As Per Site

North

East

West

South

Property of Sh. Goyal (S.M. 92ft. 6inch)

30ft. Wide road in part & property of Seller in part

30ft. Wide road in part & property of G.T. Engineering in part

Land of Doon Flour Mill

30ft. Wide Road on two sides

20years

One

Covered as Per Sale deed

RCC ROOFING 93Sqm. + Tin Shed 51.60Sqm. having Slopey roof + Tin Shed having Slopey roof on both sides 255.76Ssqm. + Tin Covered only 144Sqm.

Free Hold

18. Is its free hold or lease hold? If leasehold, the name of lessor / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease:

(ii) Initial premium
(iii) Ground rent payable per annum
(iii) Unearned increase payable to the lessor in the event of sale or transfer

19. If there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant

20. Are there any agreements of easements? If so, attach copies

21. Does the land fall in an area included in town planning Scheme or any development plan of Government or any statutory body? If so, give particulars

22. Has any Contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?

23. Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date or the notification.

24. Attach a dimensioned site plan

IMPROVEMENTS



SH KUMAR GUPTA

(Hons.), F.I.V., M.L.E.

Approved Valuer for Immovable Properties

Chief Commissioner of Income Tax,

City of Finance, Dehradun

Address:

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E-Mail Id: guplaroneshkumar@gmail.com

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| | | |
|-----|---|--------------------------|
| 25. | Attach plans and elevations of all structures standing on the land a layout plan | Drawing is not available |
| 26. | Furnish technical details of the building on a separate sheet (the Annexure to this form may be used) | Mentioned in Valuation |
| 27. | (i) Is the building owner-occupied / tenanted / both? (ii) If partly owner-occupied, specify portion and extent of area under owner's occupation | Owner ✓ |
| 28. | What is the floor space index permissible and percentage Actually utilized? | N/A |

RENTS

| | | |
|-----|--|--------------------------|
| 29. | (i) Names of tenants/lessees/licensees etc (ii) Portion in their occupation (iii) Monthly or annual rent / compensation / licence fee etc. paid by each (iv) Gross amount received for the whole property | N/A N/A N/A N/A |
| 30. | Are any of the occupants related to, or close business associates of the owner? | N/A |
| 31. | Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ranges, built in wardrobes, etc. or for service charges? If so, give details | Owner |
| 32. | Give details of water and electricity charges if any to be borne by the owner | N/A |
| 33. | Has the tenant to bear the whole or part of the cost of repairs and maintenance? | No |
| 34. | If a lift is installed, who is to bear the cost of maintenance and operation --- owner or tenant? | N/A |
| 35. | If a pump is installed, who Has to bear the cost of maintenance and operation --- owner or tenant? | N/A |
| 36. | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, Compound etc. --- owner or tenant? | N/A |
| 37. | What is the amount of property tax? Who is the bear it? Give details with documentary proof | Owner to Clarified |
| 38. | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | N/A |
| 39. | Is any dispute between landlord and tenant regarding rent pending in a court of law? | N/A |
| 40. | Has any standard rent been fixed for the premises under any law relating to the Rent control Act? | N/A |



SH KUMAR GUPTA

(Phone) : F.I.V., M.I.E.

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(Chief Commissioner of Income Tax,
Ministry of Finance, Dehradun)

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Registration No.: 06/2012-13

Ref. No.: - BOB-148/2020-21

Date: - 03-01-2021

SALES

| 41. | Give instances of sales of immovable property in the locality on a separated sheet, indicating the name and address of the property, registration no., sale price and area of land sold | Not Available |
|-----------------------------|---|---|
| 42. | Land rate adopted in this valuation | The Circle Rate Rs. 14,000/- (Base Rate for land) and Rs. 12,000/- (For RCC building) and Rs. 10,000/- for (Tin Shed) building) as per circle rate list pg. 34 item No. 4-D-3 /6, 10 & 11 under Main Marges of Registrar Up- Zila Dehradun (On Saharapur Road from Turner Road to Subhash Nagar Chowk)) |
| 43. | If sale instances are not a valuable or not relied upon, the basis of arriving at the land rate | Not available |
| COST OF CONSTRUCTION | | |
| 44. | Year of commencement of construction and year of completion. | The Building Construction year is not known and also not mentioned in sale deed but as told the building is constructed about year 1990 |
| 45. | What was the method of construction --- by contract / by employing labour directly / both | N/A |
| 46. | For items of work done on contract, produce copies of agreements. | N/A |
| 47. | For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof | N/A |
| 48. | Whether the property valued earlier, if so | - |
| (i) | Date of valuation | - |
| (ii) | Name & address of the valuer | - |
| (iii) | Whether bank's approved valuer | - |
| (iv) | Purpose | - |
| (v) | Basis of valuation (attach copy of the earlier valuation report) | - |

Date: 03-01-2021
Place: Dehradun

Romesh Kumar Gupta
Registered Valuer for Immovable Properties
Registration No.: 06/2012-13



ROMESH KUMAR GUPTA

Chartered Accountant (Hons.), F.T.V., M.I.E.

Approved Valuer for Immovable Properties
Joint Chief Commissioner of Income Tax,
Ministry of Finance, Dehradun

Address:

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E-Mail Id: guptraromeshkumar@gmail.com

Name of Registered Valuer: Romesh Kumar Gupta

Registration No: 06/2012-13

Ref. No.: - BOB-148/2020-21

Date: - 03-01-2021

Part II - Valuation
Refer Enclosed Valuation Report
ANNEXURE TO FORM O-1

The Specifications are as below

1. RCC Roof Building – The flooring is of Plain CC
2. The finishing is of ordinary quality.
3. The height of roof is about 11 ft.
4. The shutters are of MS Sheet

Tin Shed Portion: - There is a Slopey roof from 12ft. To 8ft. Which include store & Bath room.

The flooring is Plain CC. The shutters are of MS sheet & channel shutter.

The flooring in other portion of Tin shed is Katcha flooring. The finishing is of ordinary quality.

Note: - The C.R. value is not taken into account as building is very ordinary Tin shed.



RAMESH KUMAR GUPTA

B.A. (Hons.), F.I.V., M.L.E.

Approved Valuer for Immovable Properties
Chief Commissioner of Income Tax,
Ministry of Finance, Dehradun**Address:**20, Engineer's Enclave, Phase - 3,
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Registration No: 06/2012-13

Ref. No.: - BOB-148/2020-21

Date: - 03-01-2021

Part II – Valuation

Here the registered Valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at supported by necessary calculation.

| | | | |
|----------|---|-----|-----------------------|
| A | Value of property as per Current Circle rate | Rs. | 45,30,000.00 |
| B | Value of property as per Current Circle rate | | |
| | Value of Land 749.728Sqm. X Rs. 14,000/- per Sgm. | Rs. | 1,34,96,080.00 |
| | Add 5% for road width between 5m.-12m. | Rs. | 5,24,804.00 |
| | Add for building 93Sqm. X Rs. 12,000/- per Sgm. X 0.739 | Rs. | 8,24,724.00 |
| | Total | Rs. | 1,48,45,608.00 |
| | Say | Rs. | 1,48,46,000.00 |
| C | Value of property as per Current Market Value | | |
| | Value of Land 896.66Sq.yd. X Rs. 35,000/- per Sq.yd. | Rs. | 3,13,83,100.00 |
| | Value of Building (RCC Roof) 93Sqm. X Rs. 12,000/- per Sgm. X 0.739 | Rs. | 8,24,724.00 |
| | Value for Tin Shed 51.60Sqm. X Rs. 8,000/- per Sgm. X 0.60 | Rs. | 2,47,680.00 |
| | Value for Tin Shed 235.76Sqm. X Rs. 8,000/- per Sgm. X 0.60 | Rs. | 12,27,648.00 |
| | Value of Tin Shed only Roof 144Sqm. X Rs. 1000/- per Sgm. | Rs. | 1,44,000.00 |
| | But, adopted Rate (As per Agreement) | Rs. | 3,25,99,474.00 |
| | Say | Rs. | 3,26,00,000.00 |
| D | Realizable Value | | |
| | 85% of Market value i.e. Rs. 3,26,00,000/- | Rs. | 2,77,10,000.00 |
| E | Distressed Value | | |
| | 75% of Market value i.e., Rs. 3,26,00,000/- | Rs. | 2,44,50,000.00 |

The purpose of this valuation report is for bank purpose only.

This valuation report contains Eight Pages, Route Plan and Four photograph of the property.

Date: 03-01-2021
Place: - DehradunRomesh Kumar Gupta
Registered Valuer for Immovable Properties
Registration No: 06/2012-13

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CERTIFICATES

1. The valuation is assigned by the bank
2. This valuation report is valid only for this specific purpose and not meant for any other purpose/any court or law.
3. I, Romesh Kumar Gupta inspected the RIGHT property on dated 03-01-2021 with Sh. Subhash Ghai, owner's representative.
4. Legal aspects on the ownership of the property are not considered in this report.
5. The rates for valuation of the property are in accordance with the circle rate and prevailing market rates. The value is taken as for complete works.



Romesh Kumar Gupta
Registered Valuer for Immovable Properties

Registration No: 06/2012-13

Date: - 03-01-2021
Place: Dehradun

PART - III DECLARATION

I hereby declare that:

- (a) the information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;
- (c) I have not been convicted of an offence and sentenced to a term of imprisonment; and
- (d) I have not been found guilty of misconduct in my professional capacity



Romesh Kumar Gupta
Registered Valuer for Immovable Properties
Registration No: 06/2012-13

Date: 03-01-2021
Place: Dehradun

SH KUMAR GUPTA

(Hons), F.I.V., M.I.E.

Approved Valuer for Immovable Properties
Chief Commissioner of Income Tax,
Govt of Finance, Dehradun

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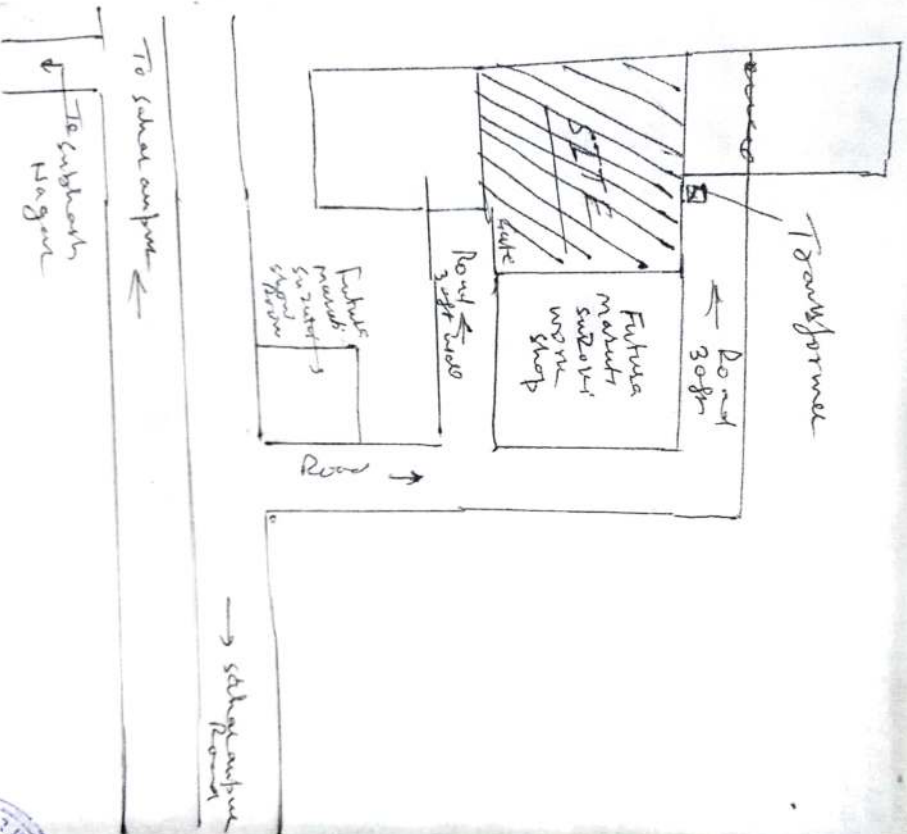
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Date: - 03-01-2021

KEY PLAN NOT TO SCALE



ANNEXURE

Annexure IV, M.T.E.

Registered Valuer for Immovable Properties
and Commissioner of Income Tax,
of Finance, Dehradun

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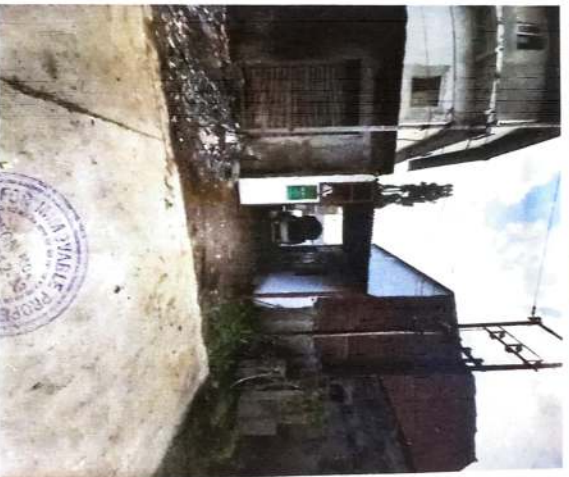
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PHOTOGRAPH OF THE PROPERTY



KUMAR GUPTA

Asst. F.I.V., M.I.E.

Registered Valuer for Immovable Properties
of Commissioner of Income Tax,
of Finance, Dehradun

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Date: - 03-01-2021

