

M.C. Sharma

(F-13721)

(India) M-062599/4

Chartered Engineer & Govt. Approved Valuer,

Registration No: T-14

of Commissioner Income Tax, Ghaziabad)

Panelment Valuer:

Bank of Baroda(U.K. & Western U.P.)

Bank of India, U.K.

Bank, U.K.

Bank of India, U.K.

Co-op. Bank Ltd., M.Nagar, U.P.

Ganga M.U.Co-op.Bank., M. Nagar, U.P.

Bank of India, Dehradun, U.K.

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M.C.& ASSOCIATES

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

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from Branch Manager, Bank of Baroda, Branch Veerpur Khurd, Distt. Dehradun.

The Property Situated at House No: 43, Lane No: 09, Stadia Colony, Virbhadr Road, Rishikesh, Distt. Dehradun.

Owner Sh. Neeraj Agarwal S/o Sh. K. L. Agarwal R/o House No:43, Lane No: 09, Stadia Colony, Rishikesh, Dehradun.

Was inspected on 14.04.2021. 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 Enclosed.

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	=	₹ 83.69 Lac
Realizable Value 90% of PMR	=	₹ 75.32 Lac
Distress Value 85% of PMR	=	₹ 71.14 Lac



BANK OF BARODA
Branch - Veerpur Khurd 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 -100-21, dt. 16.04.2021. (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

1.	Date of Visit of the site	: 14.04.2021
2.	Date of making valuation	: 16.04.2021
3.	Name of the owners of the property	: Owner Sh. Neeraj Agarwal S/o Sh. K. L. Agarwal R/o House No:43, Lane No: 09, Stadia Colony, Rishikesh, Dehradun.
	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 Sh. Neeraj Agarwal ownership of the property the locality was contacted.	: Yes Mobile No. 9634356636.
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	: Single Ownership

6.	Brief description of the property	
a.	Location, street ward no. - postal address	: House No: 43, Lane No: 09, Stadia Colony, Virbhadr Road, Rishikesh, Distt. Dehradun.
b.	Flat / Plot No.	: House No: 43, Lane No: 09.
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
e.	Is the property situated in an unauthorized / authorized colony	: Authorized Area
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 150 Mtrs From Veerbhadra Marg.
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 GF- 903.19 Sqft. FF-903.19 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
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 as per GLR and PMR rate
	Market value of the property	:	Rs. 83.69 Lac
	Realizable Value 90% of PMR	:	Rs. 75.32 Lac
	Distress Value 85% of PMR	:	Rs. 71.14 Lac



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 14.04.2021.
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date :16.04.2021.
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:- House No: 43, Lane No: 09, Stadia Colony, Virbhadra Road, Rishikesh, Distt. Dehradun.

Boundaries of Properties

	As per Sale Deed	Actual
East	CC Lane 04 00 ft wide	CC Lane 04 00 ft wide
West	Property of Mr Harish Charndra	Resi. Property of Mr Harish Charndra
North	Property of Mrs Shanti Devi	Resi. Property of Mrs Shanti Devi
South	Property of Mr Dillp Singh Bhandai	Resi. Property of Mr Dillp Singh Bhandai

Annexure-BMeasurement of Properties

	As per Sale Deed	Actual
East	35.67 ft	35.67 ft
West	35.67 ft	35.67 ft
North	25.34 ft	25.34 ft
South	25.34 ft	25.34 ft
Total Area	83.94 Sqm. or 100.39 Sqyd.	83.94 Sqm. or 100.39 Sqyd.

Net Plot area = 83.94 Sqm. or 100.39 Sqyd.



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

- What is character of the locality : Development Authority
Residential area
- What is the classification the locality : Middle Class
- Road facilities are available : Yes
- Any factor which affect marketability of land? : Medium
- Tenure of Land : Owner constructed the building in year 2006
So future life of Building 45 year.

04 Value of adopting GLR

- Guideline rate abstained from registrar's office : 20,000/- Sqm. (At Page No. 14, Sr. No. 09/08)

05 Value of adopting PMR

- Prevailing market rate : Rs. 48,000/- to 52,000/- Sqyd.
- Unit rate adopted in this valuation after considering characteristics of subject plot : Rs. 50,000/- Sqyd.
- Value of land adopting PMR
(100.39 Sqyd. X 50,000/- Sqyd.) : Rs. 50,19,500/-
: Say Rs. 50.19 Lac.



Annexure-DPLINTH AREA TABLE

01	Type of construction	:	RCC Framed Type
02	Quality of construction	:	Good
03	Appearance of building	:	Good
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	Cultivator-B	
1.	GF-	2006	11-0'	903.19 Sqft.	--	903.19
2.	FF-	2006	11-0'	903.19 Sqft.	--	903.19
Total						1806.38

- 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	RCC Framed Type	
2	Superstructure	Brick Work	Brick Work
3	Roof	RCC	RCC
4	Floor	Stone Flooring	Stone Flooring
5	Chaukhats	Wooden	Wooden
6	Shutters	Panelled Door	Panelled Door
7	Plinth area (sqft.)	903.19	903.19
8	Year of construction	2006	2006
9	Age of building	15 yrs	15 yrs
10	Total Life	60 yrs	60 yrs
11	Future Life	45 yrs	45 yrs
12	Rate of Depreciation	22.5%	22.5%
13	Rate of replacement (sqft.)	1200.00	1100.00
14	Replacement amount	1083828.00	993509.00
15	Depreciation amount	243861.30	223539.53
	Net amount	839966.70	769969.48
	Grand Total	1609936.18	



Annexure-FAmenities & Extra Item
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Over Head Tank	40,000.00
2.	Main Gate	20,000.00
	Total	60,000.00

Annexure-GServices
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Electric Fitting	60,000.00
2.	Water fitting. & Sanitary	50,000.00
3.	Electric deposit, water deposit & sewer deposit	10,000.00
4.	Septic Tank	60,000.00
	Total	1,80,000.00



Annexure-HABSTRACT OF COST

S.No.	Particulars	As per PMR
1	Land	5,019,500.00
2	Building	1,609,936.00
3	Amenities & Extra Item	60,000.00
4	Add: LS Premium of property situated nearby holy river ganga	1,500,000.00
5	Services	180,000.00
	Total Rs.	8,369,436.00
	Say Rs.	83.69 Lac.

PMR Value = ₹ 83.69 Lac

Realizable Value 90% of PMR = ₹ 75.32 Lac

Distress Value 85% of PMR = ₹ 71.14 Lac

Encloses:-

- . Photographs of Prop.
- . Latitude & Longitude Plan
- . GLR



15:24

Vol 40+ LTE1 Vol 40+ LTE2



Roll = 5.3°
Pitch = 97.2°



True North



