

VALUATION REPORT

OF Land Only (Residential Use)

FOR Smt. Vimal Goel W/o Sh. N.R. Goel,

LOCATION Mauza- East Hope Town, Pargana Western Doon, Tehsil-VikasNagar,
Distt.-Dehradun, Uttarakhand.

PURPOSE For Bank Loan From Punjab National Bank, Paltan Bazar Branch

Fair Market value of property(Land Only) ₹ 225840000.00

Rupees Twenty Two Crore Fifty Eight Lacs Forty Thousand Only.

Realizable Value of property (Land Only) ₹ 191964000.00

Rupees Nineteen Crore Nineteen Lacs Sixty Four Thousand Only.

Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University
- Union Bank Ltd.

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.

PREPARED BY:-



M S NEGI & ASSOCIATES

**ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS**

H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

Ar. M.S. Negi
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E-Mail-ar.msnegi@gmail.com
GST No. 05ACQPNI216P1Z9

Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

Date: February 18, 2021
Ref. No.: MSN/Val-2958/20-21

To,

The Branch Manager Punjab National Bank, Paltan Bazar Branch

Subject :- Valuation report of property (Land Only) of Smt. Vimal Goel W/o Sh. N.R. Goel,

This is to certify that immovable property (Land Only) situated in - Mauza- East Hope Town, Pargana Western Doon, Tehsil VikasNagar, Distt Dehradun, Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land Only is situated in Khasara no. 893
- The total land area is 15056 Sqm.

The land status is Residential Use with fully ownership title as per land documents.

The Property is registered in the name of Smt. Vimal Goel W/O Sh. N.R. Goel, R/O -32/10 E.C. Road, Dehradun, Uttarakhand in Bahi No. I, Zild No. 1514, Page No. 69-118, Serial No. 6941 on Dated 29-11-2010 as per Old Report.

As on date Fair Market Value, Realizable Value, Force Value and Guideline Value of the property as Govt. approved Circle rate are as follow:

Fair Market value of property(Land Only)	₹ 225840000.00
Rupees Twenty Two Crore Fifty Eight Lacs Forty Thousand Only.	
Realizable Value of property (Land Only)	₹ 191964000.00
Rupees Nineteen Crore Nineteen Lacs Sixty Four Thousand Only.	
Force Sale Value of Property(Land Only)	₹ 180672000.00
Rupees Eighteen Crore Six Lacs Seventy Two Thousand Only.	
Guideline value of the property as per Govt. approved Circle Rate (Land Only)	₹ 82808000.00
Rupees Eight Crore Twenty Eight Lacs Eight Thousand Only.	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected the property on February 16, 2021
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: February 18, 2021
Place: Dehradun

Ar. M.S. Negi
Signature and seal of
Registered Valuer

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

(Applicable in borrowal accounts where aggregate credit limits are above ₹10.00 Lac OR
anticipated value of immovable property to be mortgaged / charged is above ₹ 20.00 Lac)

Ref. No.: MSN/Val-2958/20-21

Date: February 18, 2021

A- INTRODUCTION:-

- 1 Name of Valuer** : Ar. M.S. Negi
2 Date of Valuation : February 18, 2021
3 Purpose of Valuation : To assess the present day fair market value of the property
4 Name of Property Owner/s : Smt. Vimal Goel W/o Sh. N.R. Goel,
5 Name of Bank as applicable : Punjab National Bank, Paltan Bazar Branch ,
6 Name of Developer of the Property : Vaccant Plot
(in case of developer built properties)

B- PHYSICAL CHARACTERISTICS OF THE PROPERTY**1 Location of the property in the city**

- Plot No./ Nager : Khasara no. 893
S.F. No./ T.S. No. / R.S. No. : N/A
Village / Block : Mauza- East Hope Town, Pargana Western Doon
Ward/Taluka : VikasNagar
District : Dehradun
State : Uttarakhand

2 Municipal Ward No.

: N.A

3 Postal address of the property

: Mauza- East Hope Town, Pargana Western Doon

4 Area of the plot/land: **15056 Sqm.****5 Layout plan of the layout in which the property is located**

: Enclosed

6 Details of Roads abutting the asset

: Connected by Road from East side.

7 Demarcation of the asset under valuation on a neighbourhood layout map

: Enclosed

8 Description of Adjoining properties

	<u>As per Old Report :-</u>	<u>As per site :-</u>
East side	Road and Other's Property	Road and Other's Property
West side	Other's property	Other's property
North side	Other's property	Other's property
South side	Owner's Property & Other's property	Owner's Property & Other's property

Dimensions :-

	<u>As per Old Report :-</u>	<u>As per site :-</u>
East side	405'-0"	It was ir-regular can't be measure area is taken as per sale deed
West side	400'-0"	
North side	510'-0"	
South side	510'-0"	

- 9 Survey no. if any : Khasara no. 893
- 10 Details of the building/buildings and other improvements : Land Only
- 11 Plinth area, Carpet area and saleable area to be mentioned separately and clarified
- Saleable Area : 15056.00 Sq.m.
- 12 Any other aspect : No

C- TOWN PLANNING PARAMETERS

- 1 Master plan provisions related to the property in terms of land use : Residential Use
- 2 Planning area/zone : Semi Urban
- 3 Development controls : Didtrict Devlopment
- 4 Zoning regulations : Didtrict Devlopment
- 5 FAR/FSI permitted and consumed : Vaccant Plot
- 6 Ground coverage : 0.00 Sq.m.
- 7 Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. : No
- 8 Comment on surrounding land uses and adjoining properties in terms of usage : Residential Property situated at this locality
- 9 Comment on unauthorized constructions if : No
- 10 Comment on demolition proceedings if any : No
- 11 Comment on compounding /regularisation proceedings : No

D- LEGAL ASPECTS OF THE PROPERTY

- 1 Ownership documents : Copy of Old Report
- 2 Names of Owner/s : Smt. Vimal Goel W/o Sh. N.R. Goel,
- 3 Title verification : as per legal advisor
- 4 Details of leases if any, : No
- 5 Ordinary status of freehold or leasehold including restrictions on transfer : Free hold
- 6 Agreements of easements if any, : No
- 7 Notification for acquisition if any, : No

8 Notification for road widening if any,	:	Yes 5% road widening additional for 5 mt to 12 mt. wide road
9 Heritage restrictions if any,	:	No
10 All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	:	To be done borrower.
11 Comment on transferability of the property ownership	:	as per bank report
12 Comment on existing mortgages / charges / encumbrances on the property if any	:	No
13 Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	No
14 Building plan sanction, illegal constructions if any done without plan sanction/violations.	:	No
15 Any other aspect.	:	No

E- ECONOMIC ASPECTS OF THE PROPERTY

1 Reasonable letting value of Land	:	₹ 225840000.00
2 Details of monthly rents payable	:	N/A
3 Details of monthly rents being received, if any, including status of tenancy rights	:	N/A
4 Taxes and other outgoings	:	₹ 0.00 Per Month
5 Property insurance	:	No
6 Monthly maintenance charges	:	₹ 0.00 Per Month
7 Security charges, etc.	:	₹ 0.00 Per Month
8 Any other aspect.	:	N/A

F- SOCIO CULTURAL ASPECTS OF THE PROPERTY

Descriptive account of the location of the property in terms of:

1 Social structure of the area	:	Residential Property situated at this locality
2 Population	:	as per site
3 Social Stratification	:	Average
4 Regional origin	:	Tarai Region
5 Age groups	:	Different age group
6 Economic levels	:	Middle Class
7 Location of slums/squatter settlements nearby	:	No

G- FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

Description of the functionality and utility of the asset in terms of:

1 Space allocation	:	No
2 Storage spaces	:	No

3 Utility of spaces provided within the building	:	No
4 Car parking facilities	:	No
5 Balconies	:	No
6 Any other aspect	:	No

H- INFRASTRUCTURE AVAILABILITY

A) Description of aqua infrastructure availability in terms of

- | | | |
|--------------------------|---|----|
| 1. Water supply | : | No |
| 2. Sewerage/sanitation, | : | No |
| 3. Storm water drainage, | : | No |

B) Description of other physical Infrastructure facilities viz.

- | | | |
|--|---|--------|
| 1. Solid waste management | : | No |
| 2. Electricity | : | Yes |
| 3. Roads and public transportation connectivity | : | Yes |
| 4. Availability of other public utilities nearby | : | Nearby |

C) Social infrastructure in terms of

- | | | |
|--|---|--------|
| 1. Schools | : | Nearby |
| 2. Medical facilities | : | Nearby |
| 3. Recreation facilities in terms of parks and open spaces | : | Yes |

I- MARKETABILITY OF THE PROPERTY

Analysis of the market for the property in terms of:

- | | | |
|---|---|---|
| 1 Locational attributes | : | Residential Property situated at this locality |
| 2 Scarcity | : | No |
| 3 Demand and supply of the kind of subject property | : | Good Demand of Non Agricultural land & Residential Property |
| 4 Comparable sale prices in the locality | : | ₹ 15000 to 16000 Sqm. |

J- VALUATION

TECHNICAL DETAILS:

A) LAN Value of Land:

Total Land area 15056 Sqm. (as per land documents)

As per Govt. apprd. Circle rate of the property in the locality, by Distt. Collector Dehradun on dated 13 January 2020

As per Notification, the area belongs to Semi Urban Area having Govt., Circle rate, @Rs.5500/- per Sq. m.

Hence land value =(15056 x 5500/-) **₹ 82808000.00**

Fair Market Value of land, mainly depends upon:-

- # its shape, Size and Surroundings.
- # Its approach conditions.
- # Market trends & developments potential.

As per the Govt. approved circle rates, @Rs. 5500.00/- per Sq.m. for Non-Agriculture Land .The market rates are higher than Govt. approved circle rates because the aforesaid property is Located at 2.5 Km (approx) Distance from Chakrata Road. This property is one side open which is connected by Road from East side. The shape & size is ir-regular. it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. Therefore, the above factors are appreciate the rates of the property as on date.

Therefore land has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 15000 to 16000 per Sq.m.

Therefore considering the average realizable market Rate @ Rs. 15000 Sqm. for valuation purpose.

Fair Market value of property(Land Only) ₹ =(15056 X 15000)
₹ 225840000.00

Rupees Twenty Two Crore Fifty Eight Lacs Forty Thousand Only.

Realizable Value of property (Land Only) ₹ 191964000.00

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Force Sale Value of Property(Land Only) ₹ 180672000.00

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Date- February 18, 2021

Place- Dehradun

Ar. M.S NEGI
Signature and seal of
Registered Valuer

FORMAT-B
DECLARATION FROM VALUERS

I hereby declare that

- a) The information furnished in my February 18, 2021 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 dated **February 17, 2021**. The work is not subcontracted 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.

S.N.	Particulars		Valuer Comment
1-	Background information of the asset being valued;	:	Approach Road Distance, Basic Amenities & Location
2-	Purpose of valuation and appointing authority	:	For Bank Loan purpose from Punjab National Bank, Paltan Bazar Branch
3-	Identity of the valuer and any other experts involved in the valuation;	:	M.S. Negi & Associates, Dehradun
4-	Disclosure of valuer interest or conflict, if any;	:	No
5-	Date of appointment, valuation date and date of report;	:	2-18-21
6-	Inspections and/or investigations undertaken;	:	M.S. Negi & Associates (Site Engineer- Er. Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	:	Rates are taken according to site visit
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	:	Vacant Land Concept
9-	restrictions on use of the report, if any;	:	No
10-	Major factors that were taken into account during the valuation;	:	Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property .
11-	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.	:	-

Date- February 18, 2021

Place- Dehradun

Ar. M.S NEGI

Signature and seal of

Registered Valuer

FORMAT-C

MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness

- 1) A 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.
- 2) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4) A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5) A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- 6) A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7) A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- 8) A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
- 9) In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10) A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11) A 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

- 12) A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13) A 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.

- 14) A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15) A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16) A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility 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.
- 17) A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
- 18) As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 19) In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

- 20) A 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.

Information Management

- 21) A 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 sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- 22) A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23) A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24) A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

- 25) A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- 26) Explanation.— For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

- 27) A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

- 28) A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

- 29) A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

- 30) A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 31) A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Date- February 18, 2021

Place- Dehradun

Ar. M.S NEGI

Signature and seal of

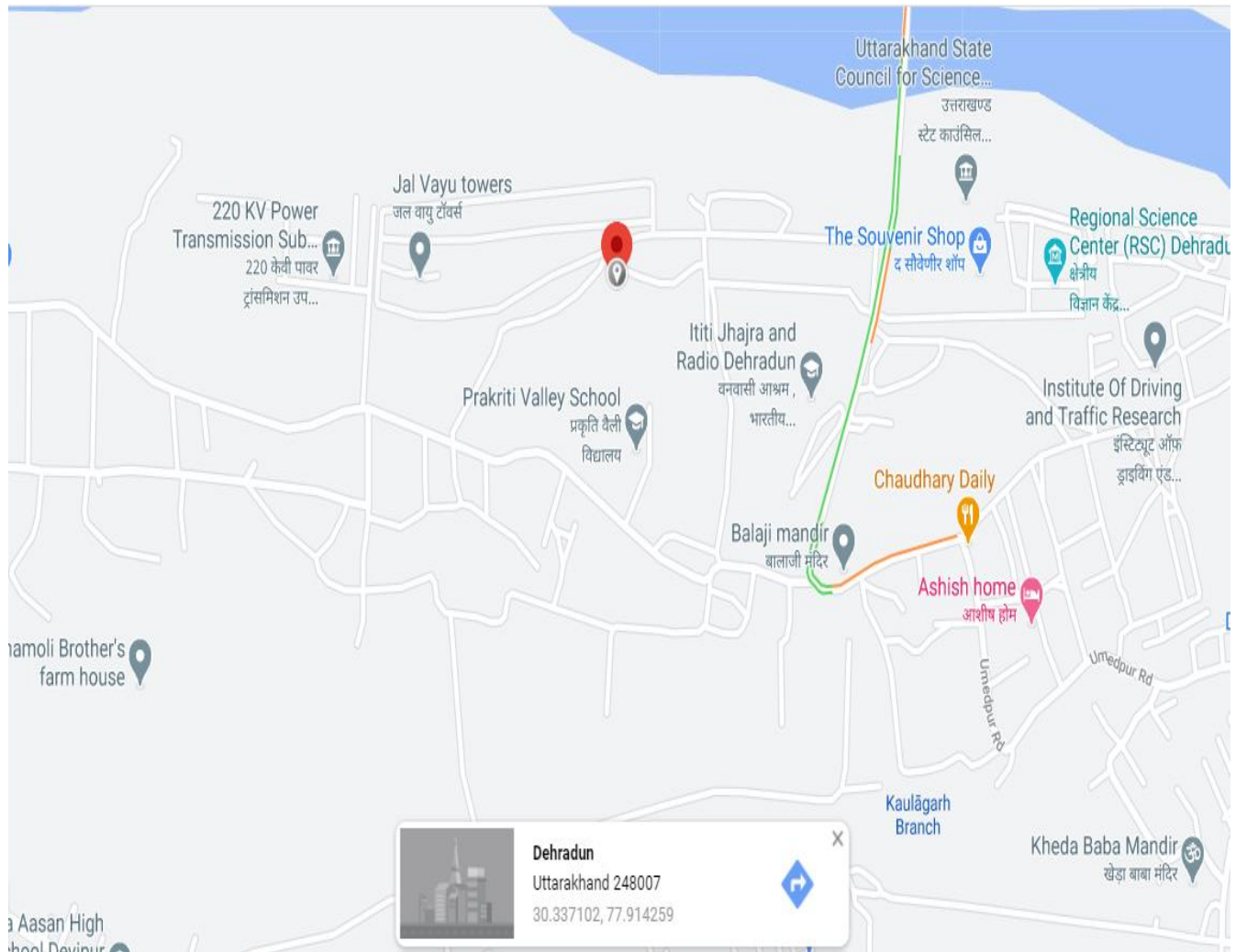
Registered Valuer

CIRCLE RATE

3	C	1	जरसोवाला	119	4100	18100	62500	57500	12000	10000
		2	पैरागीवाला	119	4100	18100	62500	57500	12000	10000
		3	डाकी मयघक/डाकी	119	4100	18100	62500	57500	12000	10000
		4	मेहर का गांव	119	4100	18100	62500	57500	12000	10000
		5	माण्डूवाला	119	4100	18100	62500	57500	12000	10000
		6	कांसवाली कोठरी	119	4100	18100	62500	57500	12000	10000
		7	साहपुर कल्याणपुर	119	4100	18100	62500	57500	12000	10000
		8	तभावाला	119	4100	18100	62500	57500	12000	10000
4	D	1	नल्लान ग्रान्ट	125	5000	19000	63000	58000	12000	10000
		2	कुलसानी	125	5000	19000	63000	58000	12000	10000
		3	सहसपुर	125	5000	19000	63000	58000	12000	10000
		4	धूलकोट माफी	125	5000	19000	63000	58000	12000	10000
		5	ऊरवा	125	5000	19000	63000	58000	12000	10000
		6	मुद्रोवाला	125	5000	19000	63000	58000	12000	10000
		7	बंशीवाला	125	5000	19000	63000	58000	12000	10000
		8	बिघौली	125	5000	19000	63000	58000	12000	10000
		9	धूलकोट खालसा	125	5000	19000	63000	58000	12000	10000
		10	अल्मीपुर	125	5000	19000	63000	58000	12000	10000
		11	झांझरा	125	5000	19000	63000	58000	12000	10000
		12	पौन्धा	125	5000	19000	63000	58000	12000	10000
5	E	1	व्यामसा	130	5500	19500	65500	59000	12000	10000
		2	ईस्ट होप टाऊन	130	5500	19500	65500	59000	12000	10000


(बीर सिंह बुधियाल)
 अपर जिल्हाधिकारी (वित्त एवं राजस्व)
 देहरादून

LOCATION PLAN



Date- February 18, 2021

Place- Dehradun

Ar. M.S NEGI

Signature and seal of
Registered Valuer

GOOGLE MAP**Ar. M.S NEGI**Signature and seal of
Registered Valuer

Date- February 18, 2021

Place- Dehradun

SITE PHOTOGRAPHS



Front view of Property .



view of Property showing approach road

Date- February 18, 2021

Ar. M.S NEGI
Signature and seal of

