

Er. M.C. Sharma

F.V.(F-13721)

M.I.E(india) M-062599/4

Chartered Engineer & Govt. Approved Valuer,

Registration No: T-14

(Chief Commissioner Income Tax, Ghaziabad)

Empanelment Valuer:

❖ Bank of Baroda(U.K. & Western U.P.)

❖ Union Bank of India,U.K.

❖ UCO Bank, U.K.

❖ Bank of India, U.K.

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

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

❖ Bank of India,Dehradun, U.K.

Mob. : 09997100612

9690026084

email I.D. : svssassociates.10@gmail.com



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 Chandra Charya Chowk, Distt. Haridwar.

The Property Situated at

M/S A.D. FARMS Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No. 104-M & 108/2-M (of Chak mo. 597), Village Kamgarpur, Pargana & Tehsil Najibabad, Distt. Bijnor.

Owner

Smt. Anita Marwah W/o Sh. Sanjay Marwah & Sh. Abhishek Marwah R/o - 131 & 8, Bilkeshwar Colony, Hardwar.

Was inspected on 05.04.2021. for the purpose of assessing it's present market value.
The following documents pertaining to the above property were produced for scrutiny.

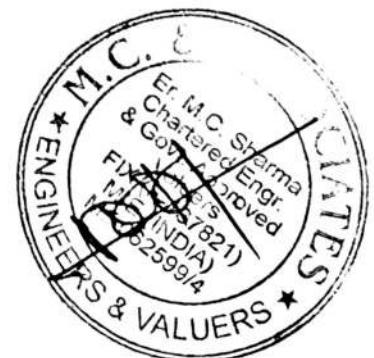
Legal-opinion

Photocopy of Sale deed no- 1202 on dated- 02.02.2009.

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	=	₹ 4.48 Crore
Realizable Value 90% of PMR	=	₹ 4.03 Crore
Distress Value 85% of PMR	=	₹ 3.81 Crore



Head Office : 28, Mahadev Vihar, G.M.S. Road, Dehradun (Uttarakhand)
Corporate Office : 1873, Anand Vihar, Lane No.4, Circular Road, Muzaffarnagar(U.p)

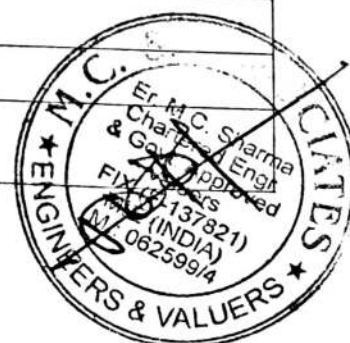
BANK OF BARODA
Branch –Chandra Charya Chowk, Distt.Haridwar.

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. 07.04.2021.(Chief Commissioner of Income Tax, Ghaziabad, U.P.)

1.	Date of Visit of the site	:	05.04.2021
2.	Date of making valuation	:	07.04.2021
3.	Name of the owners of the property	:	Owner Present Partners:- Smt. Anita Marwah W/o Sh. Sanjay Marwah & Sh. Abhishek Marwah R/o - 131 & 8, Bilkeshwar Colony, Hardwar.
	i. Date of purchase of IP	:	02.02.2009.
	ii. Purchase Price of IP	:	Photocopy Enclosed
	iii. Sale deed No.	:	1202.
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property the locality was contacted	:	Contact person at site- Sh. Abhishek Marwah.
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	:	Co- Ownership

6.	Brief description of the property		
a.	Location, street ward no. – postal address	:	M/S A.D. FARMS Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No. 104-M & 108/2-M (of Chak no. 597), Village Kamgarpur (near Rajwaha & Bhaguwala), Pargana & Tehsil Najibabad, Distt. Bijnor.
b.	Flat / Plot No.	:	Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No. 104-M & 108/2-M
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	:	Mixed (Poultry Farm)
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 3.0 Km Radius
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 landalong 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, FF & SF – 6.00 ft, 8.00 ft & 10 ft. GF- 69463.75 Sqft, FF- 21463.75 Sqft, SF- 8138.75 Sqft. & See Annexure - D
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.	:	Rural Village Panchayat
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. 4.48 Crore
	Realizable Value 90% of PMR	:	Rs. 4.03 Crore
	Distress Value 85% of PMR	:	Rs. 3.81 Crore




DECLARATION :

I hereby, declare that:

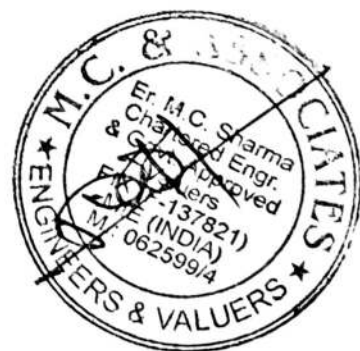
- a) The information furnished above is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the property being valued;
- c) I have personally inspected the property on 05.04.2021.
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date :07.04.2021.

Place : Haridwar/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:- **M/S A.D. FARMS** Khasra No. 91/2, 104, 108/3 (of Chak No. 465), Khasra No. 91/2 & 104 (of Chak No. 709), Khasra No. 91/2 & 104-M (of Chak No. 643), Khasra No. 91/2 & 104-M (of Chak No. 534), Khasra No. 104-M & 108/2-M (of Chak mo. 597), Village Kamgarpur (Near Rajwaha), Pargana & Tehsil Najibabad, Distt. Bijnor.

Boundaries of Properties

	As per Previous Valuation	Actual
East	Agriculture Land of others	Agriculture Land of others
West	Agriculture Land of others	Agriculture Land of others
North	Road T/a Canal	Road T/a Canal
South	Agriculture Land of others	Agriculture Land of others

Annexure-BMeasurement of Properties

	As per Deed	Actual
East	15.03 Katcha Bigha.	727.00 ft
West		727.00 ft
North		202.00 ft
South		221.00 ft
Total Area	15.03 Katcha Bigha.	16.90 bigha.

Net Plot area = 15.03 Katcha Bigha.



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

- What is character of the locality : Development Authority
Agriculture 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 2008, 2009 to 2012 & 2016.

04 Value of adopting GLR

- Guideline rate abstained from registrar's : Rs. 30.00 Lac/- Hect. (at Page no.43 V- Code No. 1115)

office

05 Value of adopting PMR

- Prevailing market rate : Rs. 3.50 Lac/- to 4.00 Lac/- Katcha Bigha.
- Unit rate adopted in this valuation after considering characteristics of subject plot : Rs. 3.50 Lac/- Bigha
- Value of land adopting PMR (15.03 Katcha Bigha. X 3.50 Lac/- Bigha.) : **Rs. 52,60,500/-**
: **Say Rs. 52.60 Lac.**



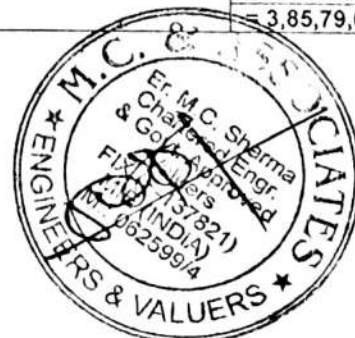
Annexure-DPLINTH AREA TABLE

01	Type of construction	:	Load Bearing Type
02	Quality of construction	:	Good
03	Appearance of building	:	Good
04	Maintenance of building	:	Medium
05	Plinth area	:	As per table
06	Value of building is estimated by adopting suitable plinth area rate depending upon specifications. Depreciation is calculated by straight line method assuming salvage value		

Details of Building:-

ANNEXURE
VALUATION & CONSTRUCTION DETAILS

Sr. No.	Description	Qty.	Unit	Rate (Rs.)	Amount (Rs.)
Part- A					
1.	OFFICE GF+F.F, RCC. framed structure, RCC. roof, P.C.C.flooring at GF. & Tiles flooring at F.F., MS. joinery	1000.00	Sqft	800.00	800000.00
2.	KITCHEN:-GF., Load bearing structure with RC.C columns, A.C. shed, P.C.C. flooring Unplastered	5000.00	Sqft	350.00	1750000.00
3.	LAYER CASE BLOCK- 1- R.C.C. framed structure, RC.C roof, P.C.C. flooring, MS. joinery				
	GF & FF (RCC)	15477.50	Sqft	450.00	6964650.00
	SF (ACC Shed)	7738.75	Sqft	250.00	1934687.50
4.	LAYERCASE BLOCK- 2- GF. Load bearing structure with RC.C columns, AC. shed, P.C.C. flooring, MS. joinery	8400.00	Sqft	550.00	4620000.00
5.	LAYER CASE BLOCK -3- GF. Load bearing structure with RC.C columns, AC. shed with R.C.C. columns, P.C.C. flooring, Ms. joinery	8400.00	Sqft	550.00	4620000.00
6.	LAYERCASE BLOCK-4- GF. Load bearing structure with R.C.C columns, A.C. shed with RC.C. columns, P.C.C. flooring, MS. joinery	8400.00	Sqft	550.00	4620000.00
7.	LAYER CASE BLOCK-5- GF. Load bearing structure with RC.C columns, AC. shed with RC.C. columns, P.C.C. flooring, MS. joinery	8400.00	Sqft	550.00	4620000.00
8.	LAYERCASE BLOCK-6- GF. Load bearing structure with RC.C columns, RCC. roof	8400.00	Sqft	550.00	4620000.00
	R.C.C. WATER TANK- RCC framed structure, R.C.C. roof (GF.+ F.F. + RC.C. water tank on F.F. roof) = 10 X40X3= 1200.00 sqft.	1200.00	Sqft	500.00	600000.00
9.	LAYER CASE BLOCK-7				
	GF (RCC)	11825.00	Sqft	600.00	7095000.00
	FF (ACC Shed)	11825.00	Sqft	400.00	4730000.00
10.	LABOUR ROOM:-				
	RCC	1000.00	Sqft	450.00	450000.00
	ACCC Shed	2000.00	Sqft	250.00	500000.00
	Total replacement cost of construction done during 2008 to 2012				47924337.50
	Less depreciation@19.5%				- 9345245.80
	Net depreciated cost of construction done during 2008 to 2012				3,85,79,091.70/-



Sr. No.	Description	Qty.	Unit	Rate (Rs.)	Amount (Rs.)
Part- B					
11.	CONSTRUCTION IN YEAR 2016:-				
	Cold store (fdn. & column work)	1600.00	Sqft	300.00	480000.00
	Bisleri plant (fdn. & column work)	525.00	Sqft	300.00	157500.00
			Total		= Rs. 6,37,500/-
	Total replacement cost of construction done during 2016				637500
	Less depreciation@7.5%				- 47812.5
	Net depreciated cost of construction done during 2016				= Rs. 5,89,687.5/-
	Total Cost of Building Part (A+B) = Rs. 3,85,79,091.70/- + 5,89,687.5/-				= Rs. 3,91,68,779.2/-
			Say		= Rs. 3.92 Crore.



Annexure-DAmenities & Extra Item
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Over Head Tank	50,000.00
2.	Main Gate	2,00,000.00
3.	Boundary Wall	2,50,000.00
	Total	

Annexure-EServices
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Electric Fitting	50,000.00
2.	Water fitting. & Sanitary	50,000.00
3.	Electric deposit, water deposit & sewer deposit	--
4.	Septic Tank	--
	Total	1,00,000.00



Annexure-FABSTRACT OF COST

S.No.	Particulars	As per PMR
1	Land	5,260,500.00
2	Building	39,168,779.00
3	Amenities & Extra Item	250,000.00
4	Services	100,000.00
	Total Rs.	44,779,279.00
	Say Rs.	4.48 Crore.

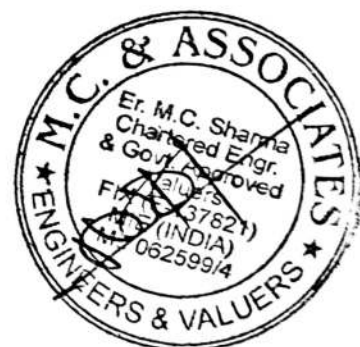
PMR Value = ₹ 4.48 Crore

Realizable Value 90% of PMR = ₹ 4.03 Crore

Distress Value 85% of PMR = ₹ 3.81 Crore

Encloses:-

1. Photographs of Prop.
2. Latitude & Longitude Plan
3. GLR



प्रारूप-2 ब-4
 न. ग्रामीण क्षेत्र (परचना मजीबाबाद)
 (उत्तर भाग)

क्र.सं.	प्रारूप 1 में न.सं.	ग्राम पंचायत का नाम	ग्राम पंचायत का क्षेत्र	ग्राम पंचायत की कुल जनसंख्या			ग्राम पंचायत की कुल भूमि (वर्ग मी.)	ग्राम पंचायत की कुल भूमि (वर्ग मी.)	ग्राम पंचायत की कुल भूमि (वर्ग मी.)			ग्राम पंचायत की कुल भूमि (वर्ग मी.)
				ग्राम पंचायत की कुल जनसंख्या	ग्राम पंचायत की कुल भूमि (वर्ग मी.)	ग्राम पंचायत की कुल भूमि (वर्ग मी.)			ग्राम पंचायत की कुल भूमि (वर्ग मी.)	ग्राम पंचायत की कुल भूमि (वर्ग मी.)	ग्राम पंचायत की कुल भूमि (वर्ग मी.)	
0	1	2	3	4	5	6	7	8	9	10	11	12
1	1105	अहनदपुर मजीबाद	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
2	1109	जौरनपुर निकलू	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
3	1110	आजनपुर गाजी	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
4	1111	इन्द्राहीनपुर बावन	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
5	1112	इन्द्राहीनपुर बहाऊददीन	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
6	1113	इन्द्राहीनपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
7	1114	कमालपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
8	1115	काननपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	22
9	1116	काशीरामपुर	ग्राम पंचायत	1600	1700	1900	10000	20000	47	42	30	24
10	1117	कौड़िया	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
11	1118	कल्याणपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
12	1119	कला (ए०)	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
13	1120	कला (बी०ए०)	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
14	1121	कुडल	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	24
15	1122	कुलालवाली	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	22
16	1123	कुलालवाली	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
17	1124	कुलालवाली	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
18	1125	कुलालवाली	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
19	1126	कुलालवाली	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
20	1127	जम्हीरी	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
21	1128	जादपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
22	1129	जादपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
23	1130	जटपुरा खास	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	24
24	1131	जटपुरा मोण्डा	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
25	1132	झककाकी	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
26	1133	ताहरपुर इराहाक	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
27	1134	धापल	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
28	1135	दहीरपुर	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20
29	1136	धर्मागढ़ी (गैर पंचायत)	ग्राम पंचायत	1500	1700	1900	10000	20000	47	42	30	20

बन्धु तहसीलदार
 नजीबाबाद

उपजिलाधिकारी
 नजीबाबाद

अपर जिलाधिकारी (वि० रा०) नजीबाबाद
 जिला नजीबाबाद

