

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

IBBI Registration No. – IBBI/RV/02/2019/11815

CAT-1/624/174/2020-21

FIV - 21696

MIE-1570263

Head Office : 139-140, Pocket-1, Sector-25,
Rohini, Delhi-85

Branch Office : 112, Nai Basti, Shastri Nagar
Ph-2, Seemadwar, Dehradun

Mob: 9212037910

[Email Add. ravibhardwaj14@gmail.com](mailto:ravibhardwaj14@gmail.com)
realvalue14@gmail.com

VALUATION REPORT OF IMMOVABLE PROPERTY SITUATED AT

**INDUSTRIAL PROPERTY BEARING KHASRA NO. 36/6 (NEW KHASRA NO. 171 D),
MOHABEWALA INDUSTRIAL AREA, MAUZA CHANDERBANI KHALSA,
PARGANA CENTRAL DOON, DEHRADUN**

OWNER

M/S TOWER TOYS & GAMES PVT. LTD.

THROUGH ITS DIRECTOR MR. ASHOK KUMAR GOEL S/O MR. J.C. GOEL

A/C : M/S TOWER TOYS & GAMES PVT. LTD.



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, RAJPUR ROAD, DEHRADUN

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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

(To be filled in by the Approved Valuer)

Our Ref: SBI/ SME, RAJPUR ROAD /VR/2021-22/001

Date: 24.09.2021

I. GENERAL		
1	Purpose for which the valuation is made	: To Know the Fair Market Value of the property
2	Date of Inspection	: 20.09.2021
	Date on which the valuation is made	: 24.09.2021
3	List of Document produced for perusal	
	a Sale Deed	: Sale deed Regd. No. 6880 dated 06.08.2007, Book No. 1, Vol. No. 1946 Page No. 37 to 90 registered in the office of Sub-Registrar Sadar – II Dehradun
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)	: M/s Tower Toys & Games Pvt. Ltd. Through its Director Mr. Ashok Kumar Goel S/o Mr. J.C. Goel R/o C-6, Chander Nagar, Distt. Ghaziabad, U.P. Company Ownership
5	Brief description of the property (Including leasehold / freehold etc) : The property under valuation is double storey industrial building built on freehold corner plot measuring 897.13 sq. m or 1,073 sq yd. It has actual coverage of 2080 sq ft (RCC) & 2400 sq ft (Shed) on ground floor & 1920 sq ft (RCC) & 960 sq ft (Shed) on first floor; aggregating to 4000 sq ft (RCC) & 3360 sq ft (Shed). Accommodation of the property is Working Hall, office, one washroom & a store on ground floor & working hall, store & a washroom on first floor. The property is owner occupied. The premise being used as toys manufacturing in the name & style of M/s Tower Toys & Games Pvt. Ltd. The property was built in the year 2008 & is in good condition. Property is located 200 m from Windlas Healthcare (P) Ltd & 100 m from Intas pharmaceutical, Mohabbwala, Dehradun.	
6	Location of property	
	a Plot No. / Survey No.	: Industrial Property bearing Khasra No. 36/6 (New Khasra No. 171 D),
	b Door No.	: As above
	c T. S. No. / Village	: -
	d Ward / Taluka	: Sub-Registrar Sadar –II, Dehradun
	e Mandal / District	: Dehradun

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7	Postal address of the property	:	Industrial Property bearing Khasra No. 36/6 (New Khasra No. 171 D), Mohabewala Industrial Area, Mauza Chanderbani Khalsa, Pargana Central Doon, Dehradun	
8	City / Town	:	City	
	Residential Area	:	--	
	Commercial Area	:	--	
	Industrial Area	:	Industrial area	
9	Classification of the area			
	(i) High/Middle/Poor	:	Middle class	
	(ii) Urban/Semi/Rural		Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Nigam Dehradun	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No, it is industrial property	
13	Boundaries of the property		As per Deed	Actual
	North	:	Passage 6ft wide & M/s Sachin Oil Industries	Gali 6ft wide
	South	:	Property of Mr. Tej Bahadur	Other's Property
	East	:	Common Road	Road 20ft wide
	West	:	Land of Mr. Dinesh Prasad	Other's Property
14.1	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	86'-0"	897.13 sq m or 1073 sq yd
	South	:	92'-0"	
	East	:	110'-0"	
West	:	107'-0"		
14.2	Latitude, Longitude and Coordinates of the site	:	30°16'14.0"N	
			77°58'51.4"E	
15	Extent of the site	:	897.13 sq m or 1073 sq yd	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	897.13 sq m or 1073 sq yd	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Owner occupied	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

II CHARACTERISTICS OF THE SITE		
1	Classification of locality	: Industrial Area
2	Development of surrounding areas	: Developing
3	Possibility of frequent flooding / submerging	: No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: Within 2-3 Kms.
5	Level of land with topographical conditions	: Rocky
6	Shape of land	: Almost Rectangular shape
7	Type of use to which it can be put	: Industrial
8	Any usage restriction	: Industrial
9	Is plot in town planning approved layout?	: Yes
10	Corner plot or intermittent plot?	: Corner Plot
11	Road facilities	: Available
12	Type of road available at present	: Concrete Road
13	Width of road – is it below 20 ft. or more than 20 ft.	: 20'-0" wide
14	Is it a land – locked land?	: No
15	Water potentiality	: Yes
16	Underground sewerage system	: Septic Tank
17	Is power supply available at the site?	: Available
18	Advantage of the site	
	i	: No
	ii	: -
19	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
	i	: -
	ii	: -

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART – A (VALUATION OF LAND)

1	Size of plot		
	North & South	:	} 897.13 sq m or 1073 sq yd
	East & West	:	
2	Total extent of the plot	:	897.13 sq m or 1073 sq yd
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 11,000/- to Rs. 13,000/- per sq yd
4	Assessed / adopted rate of valuation	:	Rs. 12,000/- per sq yd
5	Estimated value of land	:	1073 sq yd x Rs. 12,000/- per sq yd = Rs. 1,28,76,000/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate : Rs. 8,000/- per sq m
	a) Land	:	897.13 sq m x Rs. 8,000/- per sq m = Rs. 71,77,040/-
	b) Cost of Construction	:	As per Market rates = Rs. 51,83,840/-
	Guideline Value (a + b)	:	Rs. 71,77,040/- + Rs. 51,83,840/- = Rs. 1,23,60,880/-

PART – B (VALUATION OF BUILDING)

	Technical details of the building														
a	Type of Building (Residential / Commercial/ Industrial)	:	Industrial												
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	RCC frame, Ms. Frame & beams												
c	Year of construction	:	Built in 2008 (13 Years Old)												
	Future Life of the building estimated	:	47 Years for RCC & 17 Years for Shed												
	Total Age of the building	:	60 Years for RCC & 30 Years for Shed												
d	Number of floors and height of each floor including basement, if any	:	G +1 storey, 15ft & 10 ft height of Shed & 20 ft & 15 ft height of RCC												
e	Plinth area floor-wise	:	<table border="1"> <thead> <tr> <th>Floor</th> <th>RCC</th> <th>Shed</th> </tr> </thead> <tbody> <tr> <td>GF</td> <td>2,080 sq ft</td> <td>2,400 sq ft</td> </tr> <tr> <td>FF</td> <td>1,920 sq ft</td> <td>960 sq ft</td> </tr> <tr> <td>Total</td> <td>4,000 sq ft or 371.61 sq m</td> <td>3,360 sq ft or 312.15 sq m</td> </tr> </tbody> </table>	Floor	RCC	Shed	GF	2,080 sq ft	2,400 sq ft	FF	1,920 sq ft	960 sq ft	Total	4,000 sq ft or 371.61 sq m	3,360 sq ft or 312.15 sq m
Floor	RCC	Shed													
GF	2,080 sq ft	2,400 sq ft													
FF	1,920 sq ft	960 sq ft													
Total	4,000 sq ft or 371.61 sq m	3,360 sq ft or 312.15 sq m													

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f	Condition of the building		
	Exterior – Excellent, Good, Normal, Poor	:	Normal
	Inferior - Excellent, Good, Normal, Poor	:	Normal
g	Date of issue and validity of layout of approved map / plan	:	Sanctioned plan not made available, property already mortgaged with Bank.
h	Approved map / plan issuing authority	:	As above
i	Whether genuineness or authenticity of approved map / plan is verified	:	As above
j	Any other comments by our empanelled valuers on authentic of approved plan	:	No

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		G +1 storey
1	Foundation	:	Spread foundation
2	Basement	:	No
3	Superstructure	:	9” thick brick work in cement mortar
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Wooden/ MS steel
5	RCC works	:	RCC foundation, beams, columns, lintels & RCC slab
6	Plastering	:	12 mm plastering in cement mortar
7	Flooring, Skirting, dado	:	PCC, Tiles & Mosaic flooring
8	Special finish as marble, granite, wooden paneling, grills, etc-	:	-
9	Roofing including weather proof course	:	Provided
10	Drainage	:	Septic tank

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S. No.	Description		G +1 storey
1	Compound wall	:	Yes
	Height	:	10ft
	Length	:	as per site
	Type of construction	:	brick work in cement mortar
2	Electrical installation		
	Type of wiring	:	Conduit
	Class of fittings (superior / ordinary /	:	Ordinary
	Number of light points	:	As per site
	Fan points	:	As above
	Spare plug points	:	As above
	Any other item	:	Nil
3	Plumbing installation		
	No. of water closets and their type	:	02 Nos.
	No. of wash basins	:	02 Nos.
	No. of sink	:	-
	No. of urinals	:	-
	No. of bath tubs	:	Nil
	Water meter, taps, etc.	:	Yes
	Any other fixtures	:	Nil

DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ 19.50% for RCC & 39% for Shed	Net value after depreciation Rs.
1	GF+FF (RCC)	4000 sq ft	20 ft & 15ft	13 Yrs Old, built in 2008	1,200/- per sq ft	48,00,000/-	9,36,000/-	38,64,000/-
2	GF+FF (Shed)	3360 sq ft	15 ft & 10 ft	13 Yrs Old, built in 2008	400/- per sq ft	13,44,000/-	5,24,160/-	8,19,840/-
Total								46,83,840/-

PART C- (EXTRA ITEMS)		:	(AMOUNT IN RS.)
1.	Portico	:	} Nil
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
Total		:	Nil

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PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes		}
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		Nil
PART E- (MISCELLANEOUS)		:	(AMOUNT IN RS.)
1.	For Lift		}
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total		Nil
PART F- (SERVICES)		:	(AMOUNT IN RS.)
1.	Water supply arrangements		}
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		Rs. 5,00,000/-
TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part- A	Land	:	Rs. 1,28,76,000/-
Part- B	Building	:	Rs. 46,83,840/-
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Rs. 5,00,000/-
	Total	:	Rs. 1,80,59,840/-
	Say	:	Rs. 1.81 Cr.

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

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

Photograph of owner/representative with property in background to be enclosed.

The property was inspected on **20.09.2021** in the presence of Company Manager **Mr. Alok (8909312315)**

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites As a result of my appraisal and analysis, it is my considered opinion that the:

1.	Fair Market Value	:	Rs. 1.81 Cr. (Rupees One Crore Eighty One Lakh Only)
2.	Realizable Value (85% of FMV)	:	Rs. 1.54 Cr. (Rupees One Crore Fifty Four Lakh Only)
3.	Distress Sale Value (75% of FMV)	:	Rs. 1.36 Cr. (Rupees One Crore Thirty Six Lakh Only)
4.	Cost of construction for insurance purpose	:	Rs. 51.82 Lakh (Rupees Fifty One Lakh Eighty Two Thousand Only)
5.	The Book Value of the above property	:	Rs. 26,00,000 + Rs. 2,60,000/- (Stamp Duty) as on 06.08.2007

Place: New Delhi
Date: 24.09.2021

For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2020-21

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs.(Rs. _____ only).

Signature

(Name of the Branch Manager with Office Seal)

- Encl:** 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

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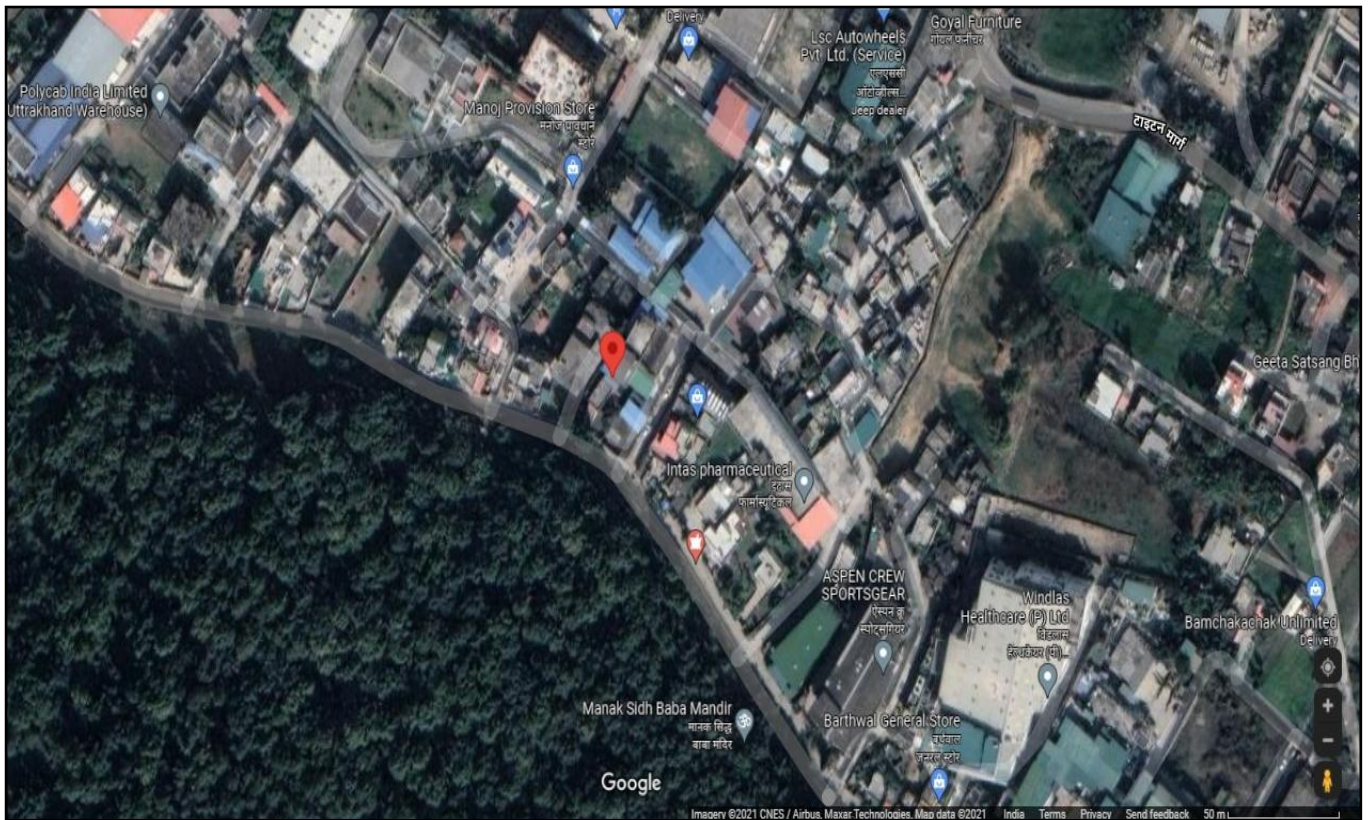
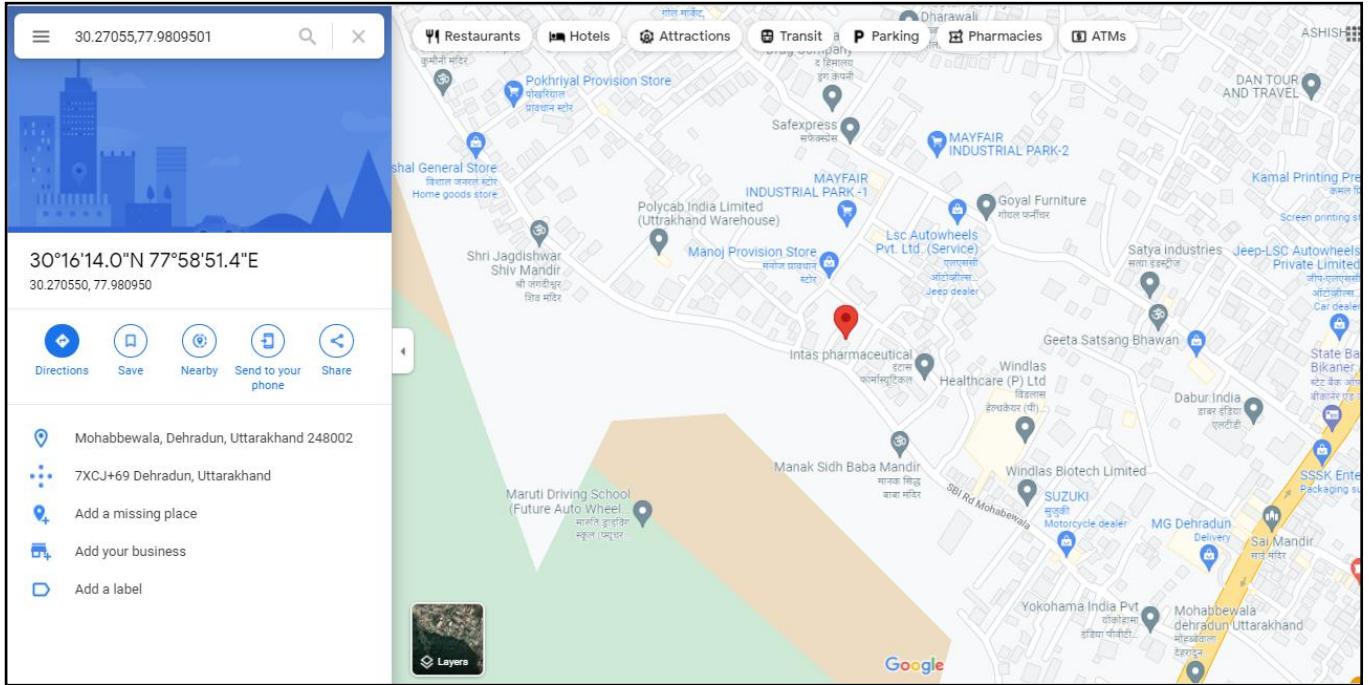
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF PROPERTY BEARING INDUSTRIAL PROPERTY BEARING KHASRA NO. 36/6 (NEW KHASRA NO. 171 D), MOHABEWALA INDUSTRIAL AREA, MAUZA CHANDERBANI KHALSA, PARGANA CENTRAL DOON, DEHRADUN

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(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION

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विशिष्ट क्षेत्र निबंधन उप-जिला देहरादून										
क्रम क्र	प्रमुख मार्ग/ मोहल्लों / राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लों/राजस्व ग्रामों का नाम	प्रमुख मार्ग से 350 मीटर की दूरी के बाद स्थित भूमि की सामान्य दर		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लैट (सुपर एरिया दर रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया दर रु० प्रति वर्ग मीटर		गैर वाणिज्यिक निर्माण की दर (रु० प्रति वर्गमी०)		
			कृषि भूमि (लाख रुपये प्रति हेक्टेयर/रुपये प्रति वर्ग मीटर	अकृषि भूमि रुपये प्रति वर्गमीटर		दुकान/ रैस्टोरेन्ट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनटर पोश	टीनपोश	
1	2	3	4	5	6	7	8	9	10	11

11	दानियों का डाडां	400/4000	8000	21000	51000	46000	12000	10000
12	सेवलाखुर्द	400/4000	8000	21000	51000	46000	12000	10000
13	सुन्दरवाला	400/4000	8000	21000	51000	46000	12000	10000
14	सौन्धोवाली, सौन्धोवाली घोरन	400/4000	8000	21000	51000	46000	12000	10000
15	रायपुर	400/4000	8000	21000	51000	46000	12000	10000
16	हरावाला	400/4000	8000	21000	51000	46000	12000	10000
17	हरभजवाला	400/4000	8000	21000	51000	46000	12000	10000
18	हरबशं वाला	400/4000	8000	21000	51000	46000	12000	10000
19	हरिपुर	400/4000	8000	21000	51000	46000	12000	10000
20	सिनौला	400/4000	8000	21000	51000	46000	12000	10000
21	पित्थूवाला	400/4000	8000	21000	51000	46000	12000	10000
22	मियांवाला,	400/4000	8000	21000	51000	46000	12000	10000
23	किरसालीपछवादून	400/4000	8000	21000	51000	46000	12000	10000
24	मैहूवाला माफी	400/4000	8000	21000	51000	46000	12000	10000
25	माजरी माफी,	400/4000	8000	21000	51000	46000	12000	10000
26	मोहकमपुर कलां,	400/4000	8000	21000	51000	46000	12000	10000
27	मोहकमपुर खुर्द	400/4000	8000	21000	51000	46000	12000	10000
28	मोहब्बेवाला	400/4000	8000	21000	51000	46000	12000	10000
29	मोथरौवाला	400/4000	8000	21000	51000	46000	12000	10000
30	मक्कावाला	400/4000	8000	21000	51000	46000	12000	10000
31	कुवांवाला,	400/4000	8000	21000	51000	46000	12000	10000
32	कुठाल गांव	400/4000	8000	21000	51000	46000	12000	10000
33	आसारोड़ी	400/4000	8000	21000	51000	46000	12000	10000
34	चन्द्रबनी	400/4000	8000	21000	51000	46000	12000	10000
35	चन्द्रबनी खालसा	400/4000	8000	21000	51000	46000	12000	10000
36	विजयपुर हाथीबड़कला	400/4000	8000	21000	51000	46000	12000	10000


(बीर सिंह बुदियाल)
 अपर जिलाधिकारी (वित्त एवं राजस्व)
 देहरादून

CIRCLE RATE

