

Govt. Approved VALUER
Regn No. 24/2004-2005

BOB/VR/Recovery/22-23

Dated 19.06.2022

VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from	Branch Manager, Bank of Baroda, Recovery Department, Distt. Dehradun.
The property situated at	Plot no.-A-7 A, Sigaddi Growth Centre, Sigaddi, Kotdwara, Distt. Pauri Garhwal.
Which is owned by	Shri Neeraj Agarwal S/o Shri K.L. Agarwal.

Was inspected on 18th June 2022 for the purpose of assessing its present market value. The following documents pertaining to the above property were produced for scrutiny

Old Valuation report	M/s M.C. & Associates.
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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 factors like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the Realization value is considered as 85 % of the market value and distress sale value is considered as 75 % 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. 84.37 lacs
2	The realization value of the property is	Rs. 71.71 lacs
3	The distress sale value of the property is	Rs. 63.28 lacs
4	The circle sale value of the Land is	Rs. 18.40 lacs

FORM 0-1 (Rule 8D) of Wealth Tax Rules 1957

Report of Valuation of Immovable Property (other than Agricultural Lands, Plantations, Forests, Mines and Quarries)

PART-I QUESTIONNAIREGENERAL :

1	Purpose for which valuation is made	To Assess the fair market value of property for bank Recovery purpose.
2	Date as on which valuation is made	19 th June 2022.
3	Name of owner/owners	Shri Neeraj Agarwal S/o Shri K.L. Agarwal.
4	If the property is under joint ownership/Co-owner ship share of each owner. Are the Shares undivided?	Single ownership.
5	Brief description of the property.	Latitude:-29.791962 & Longitude:-78.407289 The said property is a Factory building in Industrial area.
6	Location, street/Ward No.	Plot no.-A-7 A, Sigaddi Growth Centre, Sigaddi, Kotdwara, Distt. Pauri Garhwal.
7	Survey/Plot No. of Land	Same as above.
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, office, Market, cinemas etc.	All amenities available at about 7 to 8 km away at Kotdwara.
11	Means and proximity to surface communication by which the locality is served	The locality is served by Lal Dhang Road and is about 300 m away.

LAND :

12	Area of the land supported by documentary proof shape, dimensions and physical features.	The total land area is 920.00 sqm.
13	Roads, streets or lanes on which the land is butting	Butting on road (Industrial Area).
14	Is it free hold or lease hold? If lease-hold, the name of	



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	lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	
15	(i) Initial premium.	NA
	(ii) Ground rent payable per annum	NA
	(iii) Unearned increase payable to the lessor in the event of sale or transfer.	NA
16	If there is any restrictive convenient in regard to use of land? If so, attach a copy of convenient.	Yes, for Industrial purposes.
17	Are there any agreements of easement? If so, attach copies.	No
18	Does the land fall in an area included in any Town planning scheme or any development Plan of the government or any Statutory Body? If so give particulars.	No
19	Has any contribution been made to wards development or is any demand for such contribution still outstanding?	No
20	Has the whole or part of the land been notified for acquisition by the government or any Statutory Body?	No
21	Attach a dimensioned site plan	Key plan attached
IMPROVEMENTS :		
22	Attach plans and elevation of all structures standing on the land and a lay-out plan.	Not available.
23	Furnish technical details of the building on a separate sheet. (The Annexure to this form may be used).	Mentioned in Evaluation
24	(i) Is the building owner occupied/ tenanted /both.	In Bank's possession.
	(ii) If partly owner occupied, specify portion and extent of area under owner's occupation	NA
25	What is Floor Space Index permissible and percentage actually utilized.	Actual area of ground floor of factory is 393.91 sqm and other building is (10.03 + 9.48) =19.51 sqm.
RENTS :		
26	(i) Name of Tenants/lessees /licensees etc.	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent/compensation/ licence fee etc. paid by each.	NA
	(iv) Gross amount received for the whole property	NA
27	Are any of the occupants related to, or Close associates of the owner?	NA
28	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.	NA
29	Give details of water and electricity charges, if any, to be borne by the owner	NA
30	Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars :	NA
31	If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant?	NA
32	If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant?	NA
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. owner or tenants?	NA
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	NA
35	Is the building insured? If so, give the policy No. amount for which it is insured and the Annual premium.	NA
36	If any disputes between Landlord and tenant regarding rent pending in a court of law?	NA
37	Has any standard rent been fixed for the premises under any	



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	law relating to the Rent Control Act?	
SALES :		
38	Give instances of sales of immovable property in the locality on a separate sheet indicating the name and address of the property, registration No. sale price and area of land sold.	Details not available
39	Land rate adopted in this valuation	The market rate is Rs. 3,200.00 per sqm and circle rate is Rs. 2,000.00 per sqm.
40	If sale instances are not available or not relied upon, the basis for arriving at the land rate.	From near by area.
COST OF CONSTRUCTION :		
41	Year of commencement of construction and year of completion.	The building was constructed in 2015 and is about 7 years old.
42	What is the method of construction-by contract/ by employing labour directly /both?	By labour contract.
43	For items of work done on contract produce copies of agreements.	Details not available
44	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	Not applicable.

PART-II EVALUATION**PARTICULARS :**

The said property for valuation is a Factory building having specification as below:

Type	Semi framed structure.
Foundation	Isolated footing with trench type foundation in between.
Superstructure	Plastered brick wall.
Roof	RCC roof slab.
Floor	Plain cement flooring.
Height	The height is of 3.38 m.

The property is bounded as below:

North	:	Road.
East	:	Plot A-7 B.
West	:	Plot no.-A-6 C. (Zion Life Science).
South	:	Nalla.

EVALUATION :

i) Total land area is 920.00 sqm, The market rate for land is considered as Rs. 3,200.00 Per sqm and circle rate for land is Rs. 2,000.00 Per sqm.

Abstract of Cost :				
S no.	Items	Quantity	Rate	Amount
Circle rate				
Ai	Land area	920.00 sqm	Rs. 2,000.00	Rs. 18,40,000.00
Total cost of Land as per circle rate is Rs. 18,40,000.00				
Market rate				
Bi	Main building area	393.91 sqm	Rs. 14,000.00	Rs. 55,14,740.00
ii	Labour room area	10.03 sqm	Rs. 7,000.00	Rs. 70,210.00
iii	Hall area	9.48 sqm	Rs. 7,500.00	Rs. 71,100.00
			Total	Rs. 56,56,050.00
			Less depreciation of 7 % (-)	Rs. 3,95,924.00
			Net Total (B)	Rs. 52,60,126.00
Ci	Boundary wall	85 m	Rs. 1,800.00	Rs. 1,53,000.00
ii	MS gate	1 nos.	Rs. 30,000.00	Rs. 30,000.00
iii	Septic tank	2 nos.	Rs. 25,000.00	Rs. 50,000.00
				Rs. 2,33,000.00



Er. Arvind Kaneri

B.E. (Civil), F.I.V.

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01, Haripuram, GMS Road, Dehradun - 248 001

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		Net Total (B + C)	Rs. 54,93,126.00
Land area	920.00 sqm	Rs. 3,200.00	Rs. 29,44,000.00
Total cost of property as per market rate is Rs. 84,37,126.00			
Say Rs. 84,37,100.00			
(Rupees Eighty Four Lakhs Thirty Seven Thousand and One Hundred only)			

DECLARATION

I hereby declare that -

- The information furnished in Part-I is true and correct to best of my knowledge and belief;
- I have no direct or indirect interest in the property valued;
- The property was inspected on 18th June 2022 in the presence of the owner of the property.
- I have not been convicted of an offence and sentenced to a term of imprisonment.
- This is a technical report only and is meant for banking purpose only.
- I have not been found guilty of misconduct in my professional capacity.



Date: 19th June 2022

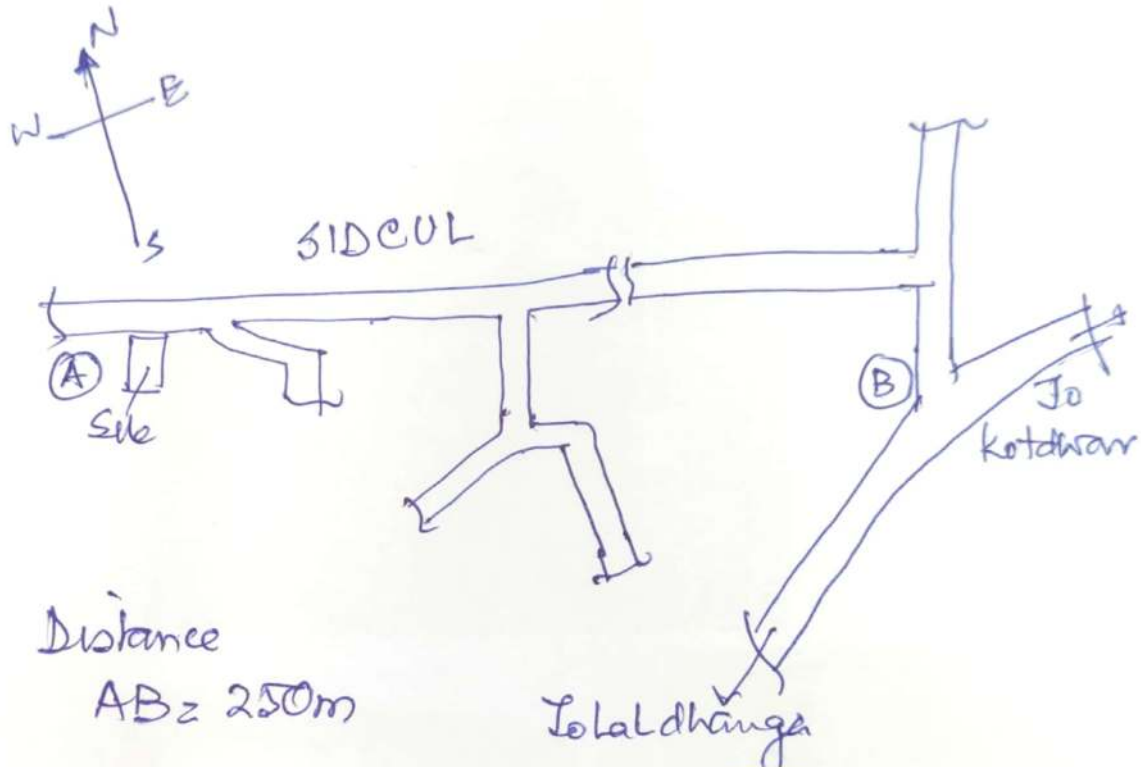
Place: Dehradun.

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KEY PLAN

(Not to scale)

Property of Shri Neeraj Agarwal, Plot no: A-7A,
Sigaddi Growth Centre, Sigaddi, Kotdwara, Distt
Pauri Garhwal.



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