

Summary of Valuation

Summary Valuation Report on property owned by - Mrs. Geeta Bhatia W/o Late Mr. Laxman Das Bhatia & Mr. Ripul Bhatia S/o Late Mr. Laxman Das Bhatia

	Particulars	Details/information
1	Name of the Branch	Bank of Maharashtra, 10, Convent Road, Dehradun,
2	Name of the Borrower	--
3	Name of the Valuer	Er. Ravi Mohan Bhardwaj
4	Date of visit by Valuer	25.02.2021
5	Name of the Bank official accompanied/visited with valuer	-
6	Description of property/properties	The property under valuation is ground plus two storey residential building built on a freehold plot measuring plot measuring 572 sq ft or 63.56 sq yd. It has coverage of 572 sq ft on ground floor, 572 sq ft on first floor & 480 sq ft on second floor, aggregating to 1624 sq ft against permissible coverage of 429 sq ft on ground floor, 429 sq ft on first floor & 172 sq ft on second floor, aggregating to 1030 sq ft. Extra coverage of 143 sq ft each on ground & first floor, 308 sq ft on second floor.
a)	Name of the owner / mortgager	Mrs. Geeta Bhatia W/o Late Mr. Laxman Das Bhatia & Mr. Ripul Bhatia S/o Late Mr. Laxman Das Bhatia
b)	Extent of the area (in acres/hectares/sqm/sqft)	572 sq ft or 63.56 sq yd
c)	Survey No./Gut No. /CST No./H.No	Property Bearing Municipal No. 49/45 (New No.83/62), Karanpur, Block-I, Distt. Dehradun, Uttarakhand
d)	Type of land	Freehold
e)	Nature of property Residential / commercial / offices / industrial/ agricultural	Residential
f)	In possession of /occupancy Self occupied/rented out	Ground floor is rented out at Rs. 18,000/- per month, first floor is rented out at Rs. 12,000/- per month & remaining floors are in possession of the owner.
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Urban
h)	Boundaries Identified /identifiable / not identifiable(Details in the main report)	Identified
i)	Market value of the property	Rs. 45.26 Lakh
j)	Realizable value of the property	Rs. 40.73 Lakh
k)	Distress value of the property	Rs. 36.21 Lakh
l)	Value of the property as per Govt Ready Reckoned	Rs. 16,29,203/-

Certified that the property is properly demarcated and the boundaries of the property are identified.

Date - 01.03.2021

RAVI BHARDWAJ

ENGINEERS & ARCHITECTS

REGISTERED VALUER (WEALTH TAX)

(Real Estate Valuation)

No. - IBB/RV/02/2019/11815

2020-21

**Head Office : Flat No. C-26, Sai Apartment,
Sector-13, Rohini, Delhi-110089**

Mob: 9212037910

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

Email Add. ravibhardwaj14@gmail.com

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

**PROPERTY BEARING MUNICIPAL NO. 49/45 (NEW NO. 83/62), KARANPUR, BLOCK-I,
DISTT. DEHRADUN, UTTARAKHAND**

OWNER

**MRS. GEETA BHATIA W/O LATE MR. LAXMAN DAS BHATIA &
MR. RIPUL BHATIA W/O LATE MR. LAXMAN DAS BHATIA**



ON BEHALF OF

**BANK OF MAHARASHTRA, 10, CONVENT ROAD,
DEHRADUN, UTTARAKHAND - 248001**

RAVI MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)

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

(To be filled in by the Approved Valuer)

CONVENT ROAD /VR/2020-21/011

Dated: 01.03.2021

GENERAL

Purpose for which the valuation is made		:	To Know the Fair Market Value of the property
Date of Inspection		:	25.02.2021
Date on which the valuation is made		:	01.03.2021
List of Document produced for perusal			
a	Legal Opinion Report	:	Legal opinion report dated 25.06.2012 raised by Advocate Savita Sethi
b	Supplementary Search Report	:	Supplementary search report dated 01.11.2017 raised by Advocate Chander Krishan Bhatnagar
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)	:	Mrs. Geeta Bhatia W/o Late Mr. Laxman Das Bhatia & Mr. Ripul Bhatia W/o Late Mr. Laxman Das Bhatia Joint ownership

5 Brief description of the property (Including leasehold / freehold etc) :

The property under valuation is ground plus two storey residential building built on a freehold plot measuring plot measuring 572 sq ft or 63.56 sq yd. It has coverage of 572 sq ft on ground floor, 572 sq ft on first floor & 480 sq ft on second floor, aggregating 1624 sq ft, against permissible coverage of 429 sq ft on ground floor, 429 sq ft on first floor & 172 sq ft on second floor, aggregating to 1030 sq ft. Extra coverage of 143 sq ft each on ground & first floor, 308 sq ft on second floor, aggregating to 594 sq ft has been ignored for valuation purpose. It has accommodation of one shop, one room & washrooms on ground floor; one office cabin, one hall, one kitchen & washroom and balcony on first floor, one drawing room, one bedroom, one kitchen & one washroom on second floor. It was built in the year 1977 & renovated in 2017-18 and is in good condition. Ground floor is rented out at Rs. 18,000/- per month, first floor is rented out at Rs. 12,000/- per month & remaining floors are in possession of the owner.

The property is located 200 m from Laxmi Narayan Temple & 400 m from D.A.V. Post Graduate College Dehradun, DAV College Rd, Karanpur, Dehradun, Uttarakhand-248001

6	Location of property		
	a	Plot No. / Survey No.	: Property Bearing Municipal No. 49/45 (New No.83/62),
	b	Door No.	: As above
	c	T. S. No. / Village	: Karanpur
	d	Ward / Taluka	: Sub Registrar -Dehradun
	e	Mandal / District	: Dehradun



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	Address of the property	:	Property Bearing Municipal No. 49/45 (New No.83/62), Karanpur, Block-I, Distt. Dehradun, Uttarakhand
		:	City
		:	Mixed Area
	Classification of the area	:	-
	(i) High/ Middle/ Poor	:	Middle class
	(ii) Urban/ Semi Urban/ Rural	:	Urban
	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation Dehradun
11	Whether covered under any State / PARWA 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 residential property
13	Boundaries of the property	As per the document	Actual
	North	Property of Mr. Madan Lal	Modern General store
	South	Property of Mr. Om Prakash & others	Om Prakash Dairy
	East	Property of Mr. Maheshwari	Other's property
	West	Main Bazar Road	Main Bazar Road
14.1	Dimensions of the site	A	B
		As per the Document	Actual
	North	572 sq ft 63.56 sq yd	572 sq ft 63.56 sq yd
	South		
	East		
	West		
14.2	Latitude, Longitude and Coordinates of the site	30°19'38.3"N	78°03'19.2"E
15	Extent of the site	:	572 sq ft 63.56 sq yd
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	572 sq ft 63.56 sq yd
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Ground floor is rented out at Rs. 18,000/- per month, first floor is rented out at Rs. 12,000/- per month & remaining floors are in possession of the owner.

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VALUER OF IMMOVABLE PROPERTIES)

CHARACTERISTICS OF THE SITE

		: Middle class
	Location of locality	: Developed
	Development of surrounding areas	: No
	Probability of frequent flooding / submergence	: Within 1-2Kms.
	Accessibility to the Civic amenities like school, hospital, bus stop, market etc.	: Plain surface
	Level of land with topographical conditions	: Rectangular in shape
	Shape of land	: Mixed use
	Type of use to which it can be put	: Mixed use
	Any usage restriction	: Yes
8	Is plot in town planning approved layout?	: Intermittent plot
9	Corner plot or intermittent plot?	: Available
10	Road facilities	: Bituminous Road
11	Type of road available at present	: 20 ft wide Road
12	Width of road – is it below 20 ft. or more than 20 ft.	: No
13	Is it a land – locked land?	: Yes
14	Water potentiality	: Yes
15	Underground sewerage system	: Yes
16	Is power supply available at the site?	: Yes
17	Advantage of the site	: No
	i	: -
	ii	: No
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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VALUER OF IMMOVABLE PROPERTIES)

(VALUATION OF LAND)

South	:	572 sq ft 63.56 sq yd
West	:	572 sq ft 63.56 sq yd
Extent of the plot	:	572 sq ft 63.56 sq yd
Guideline market rate (Along with details of at least two latest sales/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 55,000/- to Rs. 65,000/- per sq yd
Assessed / adopted rate of valuation	:	Rs. 60,000/- per sq yd
Estimated value of land	:	63.56 sq yd x Rs. 60,000/- per sq yd = Rs. 38,13,600/-
Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate: Rs. 20,600/- per sq m
a) Land	:	53.14 sq m x Rs. 13,200/- per sq m = Rs. 7,01,448/-
b) Cost of Construction	:	96.34 sq m x Rs. 15,000/- per sq m x 0.642 (Depreciation factor) = Rs. 9,27,755/-
Guideline Value (a + b)	:	Rs. 7,01,448/- + Rs. 9,27,755/- = Rs. 16,29,203/-

PART - B (VALUATION OF BUILDING)

Technical details of the building																	
a	Type of Building (Residential / Commercial/ Industrial)	: Residential															
b	Type of construction (Load bearing / RCC/ Steel Framed)	: Load bearing wall with beam & columns															
c	Year of construction/ Age of building	: 1977 (44 years old) & renovated 2017-2018															
	Total life of building	: 70 years															
	Future life of building	: 26 years															
d	Number of floors and height of each floor including basement, if any	: Ground floor plus two storey with 10 ft height each floor															
e	Plinth area floor-wise	<table> <tr> <th>Floors</th><th>Actual</th><th>Permissible</th></tr> <tr> <td>GF</td><td>572 sq ft</td><td>429 sq ft</td></tr> <tr> <td>FF</td><td>572 sq ft</td><td>429 sq ft</td></tr> <tr> <td>SF</td><td>480 sq ft</td><td>172 sq ft</td></tr> <tr> <td>Total</td><td>1,624 sq ft</td><td>1,030 sq ft</td></tr> </table>	Floors	Actual	Permissible	GF	572 sq ft	429 sq ft	FF	572 sq ft	429 sq ft	SF	480 sq ft	172 sq ft	Total	1,624 sq ft	1,030 sq ft
Floors	Actual	Permissible															
GF	572 sq ft	429 sq ft															
FF	572 sq ft	429 sq ft															
SF	480 sq ft	172 sq ft															
Total	1,624 sq ft	1,030 sq ft															
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	: Building constructed in the year 1977. Sanction of Building Plan was not in practice during that period															
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															



RAVI MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)

DECLARATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

		: Ground plus two storey
		: Spread footing foundation
		: No
		: 9" thick brick work in cement mortar
		: Wooden/Glass/ Ms Steel
		: RCC Columns, beams & RCC roof slab
		: 12 mm thick cement plaster
		: Tiles/Mosaic flooring
		: No
		: Yes
		: Septic tank
		Ground plus two storey
		: No
		: -
		: -
		: -
		: Conduit wiring
		: Ordinary
		: As per site
		: As per site
		: As per site
		: As per site
		: 03 Nos.
		: 03 Nos.
		: 01 Nos.
		: -
		: -
		: Yes
		: As per site



RAVI MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)

OF VALUATION

Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ 56.76%	Net value after depreciation Rs.
GF+FF +SS	1,030 sq ft	10 ft	1977(44 years old) & renovated in 2017-18	1,600/- per sq ft	16,48,000/-	9,35,405/-	7,12,595/-
Total							7,12,595/-

PART C- (EXTRA ITEMS)

(AMOUNT IN RS.)

- | | | | | |
|----|-------------------------------------|---|---|-----|
| 1. | Portico | : | } | |
| 2. | Ornamental front door | : | } | Nil |
| 3. | Sit out/ Verandah with steel grills | : | | |
| 4. | Overhead water tank | : | | |
| 5. | Extra steel/ collapsible gates | : | | |
| | Total | : | | Nil |

(AMOUNT IN RS.)

PART D- (AMENITIES)

- | | | | | | | |
|-----|---------------------------------|---|---|-----|--|-----|
| 1. | Wardrobes | : | } | | | |
| 2. | Glazed tiles | : | } | Nil | | |
| 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 | : | | | | Nil |

Total



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VALUER OF IMMOVABLE PROPERTIES)

(MISCELLANEOUS)		(AMOUNT IN RS.)
	toilet room	Nil
	lumber room	
	water tank/ sump	
	trees, gardening	
Total		Nil
PART F- (SERVICES)		(AMOUNT IN RS.)
1.	Water supply arrangements	Nil
2.	Drainage arrangements	
3.	Compound wall	
4.	C. B. deposits, fittings etc.	
5.	Pavement	Nil
Total		

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

		: Rs. 38,13,600/-
Part- A	Land	: Rs. 7,12,595/-
Part- B	Building	: Nil
Part- C	Extra Items	: Nil
Part- D	Amenities	: Nil
Part- E	Miscellaneous	: Nil
Part- F	Services	: Rs. 45,26,195/-
	Total	: Rs. 45.26 Lakh
	Say	



RAVI MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)

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

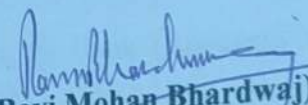
Graph of owner/representative with property in background to be enclosed.

on shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

result of my appraisal and analysis, it is my considered opinion that the various types of values are as under:

1.	Fair Market Value	:	Rs. 45.26 Lakh (Rupees Forty Five Lakh Twenty Six Thousand Only)
2.	Realizable value (90% of FMV)	:	Rs. 40.73 Lakh (Rupees Forty Lakh Seventy Three Thousand Only)
3.	Distress Sale Value (80% of FMV)	:	Rs. 36.21 Lakh (Rupees Thirty Six Lakh Twenty One Thousand Only)
4.	Cost of construction for insurance purpose	:	Rs. 7.13 Lakh (Rupees Seven Lakh Thirteen Thousand Only)
5.	The Book Value of the above property	:	-

Place : New Delhi
Date : 01.03.2021


(Ravi Mohan Bhardwaj)
Govt. Regd. Valuer
CAT-1/624/174/2020-21



The undersigned has inspected the property detailed in the Valuation Report dated _____ of the _____ 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)

RAVI MOHAN BHARDWAJ
VALUER OF IMMOVABLE PROPERTIES)

DECLARATION FROM VALUERS

I declare that:-

- a) The information furnished in my valuation report dated 01.03.2021 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 25.02.2021 in the presence of Owner Mr. Ripul Bhatia (8171061600). The work is not sub-contracted 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.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

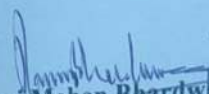


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VALUER OF IMMOVABLE PROPERTIES)

Particulars	Valuer Comment
Background information of the asset being valued;	Property Bearing Municipal No. 49/45 (New No.83/62), Karanpur, Block-I, Distt. Dehradun, Uttarakhand
Purpose of valuation and appointing authority	To asses fair market value. BOM, 10, Convent Road, Dehradun
Identity of the valuer and any other experts involved in the valuation	Er. Ravi Mohan Bhardwaj
Disclosure of valuer interest or conflict, if any;	No
Date of appointment, valuation date and date of report;	Bank Visit date- 25.02.2021, Date of valuation report- 01.03.2021
Inspection and/or investigation undertaken;	Site visit and market survey
Nature and sources of the information used or relied upon;	Site visit and market survey
Procedures adopted in carrying out the valuation and standards followed;	Land & Building Method
Restriction on use of the report, if any;	Residential
Major factors that were taken into account during the valuation;	(i) Market Survey from Local Real Estate Agents and Neighbors. (ii) Online Search of market trend.
Caveats, Limitation 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.	-

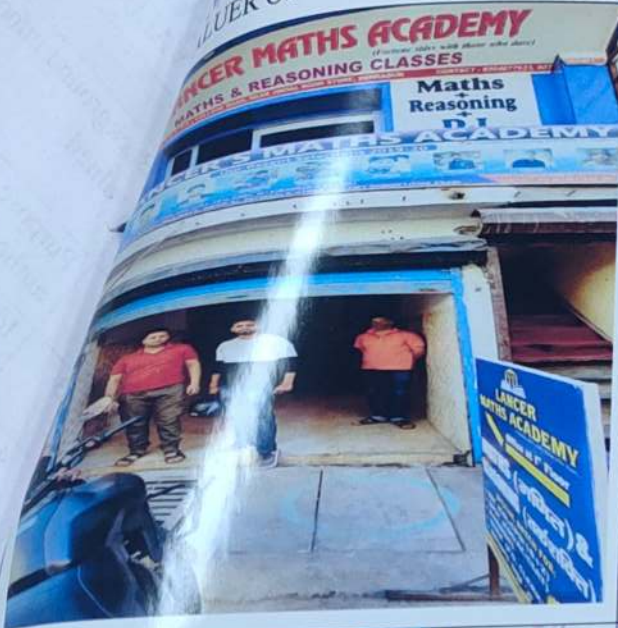
Place : New Delhi
Date : 01.03.2021


(Ravi Mohan Bhardwaj)
Govt. Regd. Valuer
CAT-1/624/174/2020-21



MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF THE PROPERTY BEARING MUNICIPAL NO. 49/45 (NEW NO.83/62),
KARANPUR, BLOCK-I, DISTT. DEHRADUN, UTTARAKHAND**

MOHAN BHARDWAJ

VALUER OF IMMOVABLE PROPERTIES)



नगरीय क्षेत्र एवं प्रमुख मार्ग तहसील देहरादून

2	3	4	अक्षि भूमि/समाप्ति की समान्य दर एवं प्रति वर्ग मीटर		हटकरतीय आवासीय भवन के लिए आवासीय फीट (सुस एरिया दर 50 प्रति वर्ग मीटर)	सामाजिक भवन की दर (सुस एरिया दर 50 प्रति वर्ग मीटर)		नगरीय क्षेत्र निर्माण की दर (50 प्रति वर्ग मीटर)	
			0 से 50 मीटर तक	50 से अधिक तक		दुकान/ फैक्ट्री/कारखाना	अन्य सामाजिक प्रतिष्ठान	ग्राम के लिए (ग्रामपंचायत)	शहरी क्षेत्र (शहरी)
116	करनपुर खास (सहस्र-आरा मार्ग पर स्थित)		13200	13200	28200	54500	49500	15000	12000
117	सुरपुर विहार		13200	13200	28200	54500	49500	15000	12000
118	गोविन्द नगर		13200	13200	28200	54500	49500	15000	12000
119	सन्दाकिनी विहार		13200	13200	28200	54500	49500	15000	12000
120	सुखन विहार		13200	13200	28200	54500	49500	15000	12000
121	गंगात्री विहार		13200	13200	28200	54500	49500	15000	12000
122	अमन विहार		13200	13200	28200	54500	49500	15000	12000
123	उषा कालोनी		13200	13200	28200	54500	49500	15000	12000
124	पद्मावती		13200	13200	28200	54500	49500	15000	12000
125	पैसाधिक गोल्ड इस्टेट		13200	13200	28200	54500	49500	15000	12000
126	विहारपुर विहार		13200	13200	28200	54500	49500	15000	12000
127	ओरिजिनल/ओरिजिनल पार्क		13200	13200	28200	54500	49500	15000	12000
128	रिवर वैली		13200	13200	28200	54500	49500	15000	12000
129	सिक्का पौन्डा		13200	13200	28200	54500	49500	15000	12000

दरारण सारणी

कितने वर्ष पुस्तक निर्माण	दरारण का गुणांक	कितने वर्ष पुस्तक निर्माण	दरारण का गुणांक	कितने वर्ष पुस्तक निर्माण	दरारण का गुणांक	कितने वर्ष पुस्तक निर्माण	दरारण का गुणांक	कितने वर्ष पुस्तक निर्माण	दरारण का गुणांक
1	0.990	21	0.809	41	0.662	61	0.541	81	0.443
2	0.980	22	0.801	42	0.655	62	0.536	82	0.438
3	0.970	23	0.793	43	0.649	63	0.530	83	0.434
4	0.960	24	0.785	44	0.642	64	0.525	84	0.429
5	0.950	25	0.777	45	0.636	65	0.518	85	0.425
6	0.941	26	0.770	46	0.629	66	0.515	86	0.421
7	0.932	27	0.762	47	0.623	67	0.509	87	0.417
8	0.927	28	0.754	48	0.617	68	0.504	88	0.413
9	0.913	29	0.747	49	0.611	69	0.500	89	0.408
10	0.904	30	0.739	50	0.605	70	0.494	90	0.404
11	0.890	31	0.731	51	0.598	71	0.489	91	0.400
12	0.880	32	0.724	52	0.592	72	0.484	92	0.396
13	0.870	33	0.717	53	0.587	73	0.480	93	0.392
14	0.860	34	0.710	54	0.581	74	0.475	94	0.388
15	0.850	35	0.703	55	0.575	75	0.470	95	0.384
16	0.841	36	0.696	56	0.569	76	0.465	96	0.381
17	0.834	37	0.689	57	0.563	77	0.461	97	0.377
18	0.826	38	0.682	58	0.558	78	0.456	98	0.373
19	0.817	39	0.675	59	0.552	79	0.452	99	0.369
20	0.812	40	0.668	60	0.547	80	0.447	100	0.366

(अधिका कानूनम)
अधिका कानूनम (नगर एवं राज्य)
देहरादून