

**Er. M.C. Sharma**

F.I.V. (F-13721)

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

Chartered Engr. & 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-operative Bank Ltd.
- ❖ The Ganga M. U. Co-operative Bank Ltd.
- ❖ Bank of India, Dehradun, U.K.



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**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/Vijaya Bank Branch/ Govindpuri  
Distt-Haridwar.

The Property Situated at **Vishal Annapurna Industries:-Khasra no. 273, Gram Noorpur  
Panjanheri (Near Sagar Dharam Kanta ) Pargana Jwalapur Tehsil  
& Distt. Haridwar**

Owner: Sh. Naveen Kumar Gupta S/o Sh. Ved Prakash Gupta & Vaibhav Gupta  
S/o Sh. Naveen Kumar Gupta R/o B-06, Arihant Vihar Vishnu Garden  
Kankhal Pargana Jwalapur Tehsil & Distt. Haridwar.

Was inspected on 03.08.2019 for the purpose of assessing it's present market value.

The following documents pertaining to the above property were produced for scrutiny.

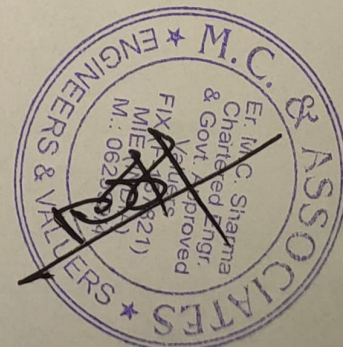
Legal-opinion

Photocopy of Sale deed no 527 on dated 19.01.2019.

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	=	₹ 3.07 Cr.
Realizable Value 90% of PMR	=	₹ 2.76 Cr.
Distress Value 85% of PMR	=	₹ 2.61 Cr.





**BANK OF BARODA / VIJAYA BANK**  
**Branch –Govindpuri 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 – 100-16, dt. 05.0.8.2020 (Chief Commissioner of Income Tax, Ghaziabad, U.P.)

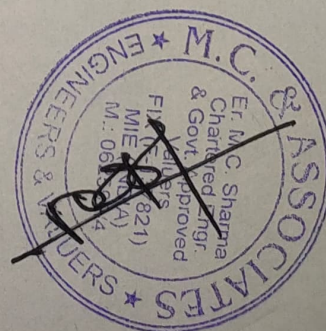
1.	Date of Visit of the site	:	03.08.2020
2.	Date of making valuation	:	05.08.2020
3.	Name of the owners of the property	:	<b>Owner</b> Sh. Naveen Kumar Gupta S/o Sh. Ved Prakash Gupta & Vaibhav Gupta S/o Sh. Naveen Kumar Gupta R/o B-06, Arihant Vihar Vishnu Garden Kankhal Pargana Jwalapur Tehsil & Distt. Haridwar.
	i. Date of purchase of IP	:	19.01.2019
	ii. Purchase Price of IP	:	Photocopy Enclosed
	iii. Sale deed No.	:	527
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property the locality was contacted	:	
5.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	:	Co- Ownership

6.	<b><u>Brief description of the property</u></b>	:	
a.	Location, street ward no. – postal address	:	<b>Vishal Annapurna Industries:-</b> Khasra no. 273, Gram Noorpur Panjanheri (Near Sagar Dharam Kanta) Pargana Jwalapur Tehsil & Distt. Haridwar
b.	Flat / Plot No.	:	Khasra no. 273,
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	:	Industrial
e.	Is the property situated in an unauthorized / authorized colony	:	Authorized area future life of building 56 yrs.
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 1 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 land along 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)	:	See Annexure-B
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.	:	Semi Urban 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 Google Plan Attached
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	:	No
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 method as per GLR and PMR rate
	<b>Market value of the property</b>	:	<b>Rs. 3.07 Cr.</b>
	<b>Realizable Value 90% of PMR</b>	:	<b>Rs. 2.76 Cr.</b>
	<b>Distress Value 85% of PMR</b>	:	<b>Rs. 2.61 Cr</b>





**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 03.08.2020
- d) My registration with State Chief Commissioner of Income Tax is valid as on date.

Date : 05.08.2020

Place : Haridwar.

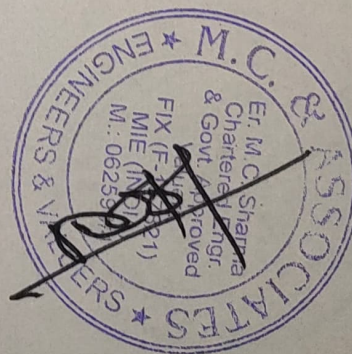
Signature and seal of Registered Valuer  
On the Bank's Panel

**Er. M.C. Sharma**

T-14 (Chartered Engineer & Govt. Approved Valuer)

**Address:**

28, Mahadev Vihar, GMS Road,  
Dehradun (UK)





### Land Detail

**Prop.Add:- Vishal Annapurna Industries:-** Khasra no. 273, Gram Noorpur Panjanheri (Near Sagar Dharam Kanta) Pargana Jwalapur Tehsil & Distt. Haridwar

## Boundaries of Properties

	As per Sale Deed	Actual
East	Land of Sh. Gautan Chauhan	Land of Sh. Gautan Chauhan
West	Land of Sh. Bhuwan Prakash	Land of Sh. Bhuwan Prakash
North	15 ft wide Road	15 ft wide Road
South	Land of Sh. Vishal Garg	Land of Sh. Vishal Garg

### Annexure-B

## Measurement of Properties

	As per Sale Deed	Actual
East	2263.00 Sqm	Check & Found Correct
West		
North		
South		
<b>Total Area</b>	<b>2263.00 Sqm</b>	<b>2263.00 Sqm</b>

Least Area- 2263.00 Sqm or 2705.42 Sqyd.





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

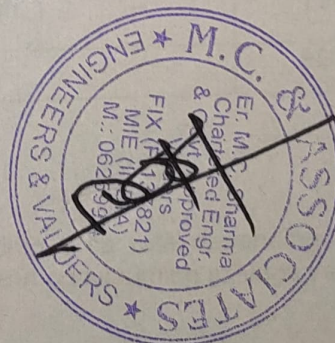
- What is character of the locality : Development Authority Industrial
- What is the classification the locality : Middle Class
- Road facilities are available : Yes
- Any factor which affect marketability of land? : Medium

**04 Value of adopting GLR**

- Guideline rate abstained from registrar's : 4500/- Sqm. (at page no. 14 Sr. no. 27)

**05 Value of adopting PMR**

- Tenure of Land : Owner Constructed the building in year 2016 so future life of building 56 years
- Prevailing market rate : Rs. 7500/- to 8000/- Sqyd.
- Unit rate adopted in this valuation after Considering characteristics of subject plot : Rs. 7500/- Sqyd.
- Value of land adopting PMR (2705.42 Sqyd. X 7500/-) : Rs. 2,02,90,650/-  
: Say Rs. 2.03 Cr.





Annexure-DPLINTH AREA TABLE

01	Type of construction	:	RCC Framed & Tin Shed
02	Quality of construction	:	Good
03	Appearance of building	:	Good Looking
04	Maintenance of building	:	Medium
05	Plinth area	:	As per table

Plinth Area Chart

S. No.	Floor	Year of Construction	Roof Height	Covered Area		Total A+½B (sqft.)
				A-Main	Cantilever-B	
1.	GF-Hall	2016	18'-0"	5322.50 Sqft.	--	5322.50
2.	First - Tin Shed	2016	24'-0"	2000.00 Sqft.	--	2000.00
2.	Second - Tin Shed	2016	15'-0"	1230.00 Sqft.	--	1230.00
3.	Office-	2016	15'-0"	1110.00 Sqft.	--	1110.00
Total						9662.50

06 Valuation as per site inspection.

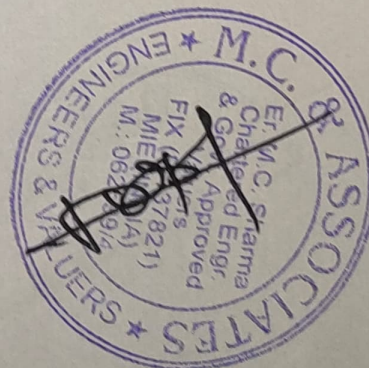
07 Value of building is estimated by adopting suitable plinth area rate depending upon specifications. Depreciation is calculated by straight line method assuming salvage value





Annexure-EDetail of Building

S.No.	Particulars	GF	First- Tin Shed	Second-Tin Shed	Office
1	Foundation	RCC Framed Type			
2	Superstructure	RCC	Brick work	-	-
3	Roof	RCC	Tin Shed	Tin Shed	Tin Shed
4	Floor	CC Floor	CC Floor	CC Floor	Verified tiles
5	Chaukhats	-	Angle Iron	-	Alluminium
6	Shutters	-	R/S	-	Alluminium Door With Glass
7	Plinth area (sqft.)	5322.50	2000.00	1230.00	1110.00
8	Year of construction	2016	2016	2016	2016
9	Age of building	04 yrs	04 yrs	04 yrs	04 yrs
10	Total Life	60 yrs	40 yrs	40 yrs	60 yrs
11	Future Life	56 yrs	36 yrs	36 yrs	56 yrs
12	Rate of Depreciation	6.0%	10.0%	10.0%	6.0%
13	Rate of replacement (sqft)	1300.00	1000.00	600.00	1100.00
14	Replacement amount	6919250.00	2000000.00	738000.00	1221000.00
15	Depreciation amount	415155.00	200000.00	73800.00	73260.00
	Net amount	6504095.00	1800000.00	664200.00	1147740.00
	Grand Total	10116035.00			



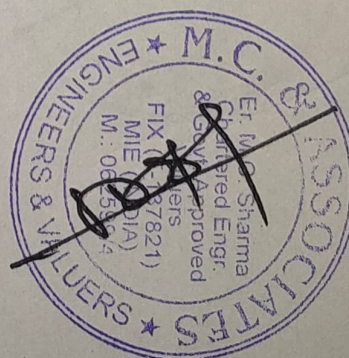


Annexure-FAmenities & Extra Item  
(Depreciated Amount)

S. No.	Particulars	Amount
1.	Guard Room	1,00,000.00
2.	Over Head Tank	30,000.00
3.	Electric Room	1,00,000.00
	<b>Total</b>	<b>2,30,000.00</b>

Annexure-GServices  
(Depreciated Amount)

S. No	Particulars	Amount
1.	Electric Fitting & Sanitary fitting	50,000.00
2.	Water fitting	20,000.00
3.	Electric deposit, water deposit & sewer deposit	--
4.	Septic Tank & sock Pit	50,000.00
	<b>Total</b>	<b>1,20,000.00</b>





Annexure-HABSTRACT OF COST

S.No.	Particulars	As per PMR
1	Land	20,290,650.00
2	Building	10,116,035.00
3	Amenities & Extra Item	230,000.00
4	Services	120,000.00
	Total Rs.	30,756,685.00
	Say Rs.	3.07 Cr.

PMR Value = ₹ 3.07 Cr.

Realizable Value 90% of PMR = ₹ 2.76 Cr.

Distress Value 85% of PMR = ₹ 2.61 Cr.

Encloses:-

1. Photographs of Prop.
2. GLR
3. Google Plan





सं०	अर्द्धनगरीय क्षेत्र को मोहल्ल / राजस्व ग्राम का नाम (सूची में वर्णित प्रमुख मार्ग से 200 मीटर की दूरी छोड़कर)	कृषि भूमि (प्रति हैक्टेयर रलाख में)	अकृषि भूमि (रप्रति वर्ग मीटर)	सामान्य दर (BASE RATE) बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लैट (सुपर एरिया रप्रति वर्ग मीटर)	वणिज्यिक भवन की दर (सुपर एरिया रप्रति वर्ग मीटर)			गैर वणिज्यिक भवन की दर (रप्रति वर्ग मीटर)	
					डुकान / रेस्टोरेन्ट / कार्यालय	अन्य वणिज्यिक प्रतिष्ठान	प्रथम श्रेणी (लिन्टर पोश)	द्वितीय श्रेणी (टीन पोश)	
1	2	3	4	5	6	7	8	9	
17	बेगमपुर	58.00	5000	17000	44000	39000	12000	11000	
18	खेड़ली	60.00	5000	17000	44000	39000	12000	11000	
19	सुमन नगर	58.00	5000	17000	44000	39000	12000	11000	
20	सराय	58.00	5000	17000	44000	39000	12000	11000	
21	राजपुर	58.00	5000	17000	44000	39000	12000	11000	
22	बांसवाली	58.00	5000	17000	44000	39000	12000	11000	
23	गाजीवाली	58.00	5000	17000	44000	39000	12000	11000	
24	श्यामपुर नौआबाद	58.00	5000	17000	44000	39000	12000	11000	
25	सजनपुर पीली	58.00	5000	17000	44000	39000	12000	11000	
26	मिस्सरपुर मुस्ताहकम (बाहर सीमा नगर निगम)	50.00	4500	16500	43000	38000	12000	11000	
27	नूरपुर पंजनहेड़ी	50.00	4500	16500	43000	38000	12000	11000	
28	जियापोता	40.00	4500	16500	43000	38000	12000	11000	
29	टिहरी विस्थापित क्षेत्र भगतनपुर क्षेत्र	40.00	4500	16500	43000	38000	12000	11000	
30	भगतनपुर आबिदपुर उर्फ ईकड़	40.00	4200	16200	43000	38000	12000	11000	
31	अजीतपुर मुस्ताहकम	40.00	4200	16200	43000	38000	12000	11000	
32	भगतनपुर आबिदपुर उर्फ इब्राहिमपुर	40.00	4200	16200	43000	38000	12000	11000	
33	अहमदपुर ग्रन्ट	40.00	4200	16200	42000	37000	12000	11000	
34	रोहालकी किशनपुर	40.00	4200	16200	42000	37000	12000	11000	
35	गाडोवाली	35.00	3600	15600	42000	37000	12000	11000	







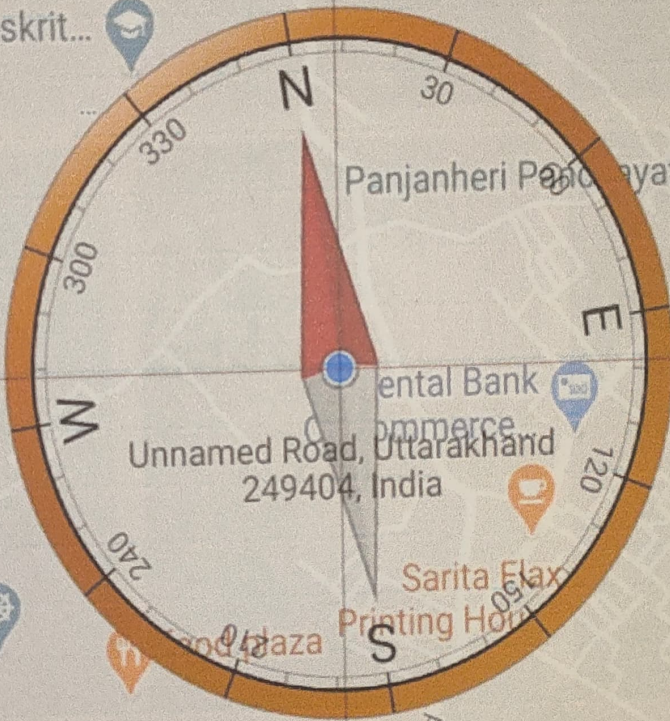
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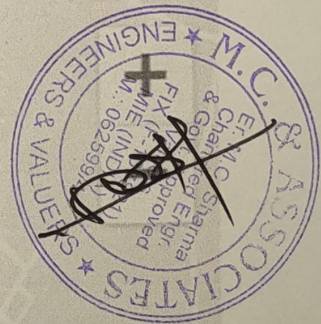
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249404, India

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Laksar Rd

Bharat petroleum

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E 78° 07' 32.50"  
MD International School



True north : 1.5°

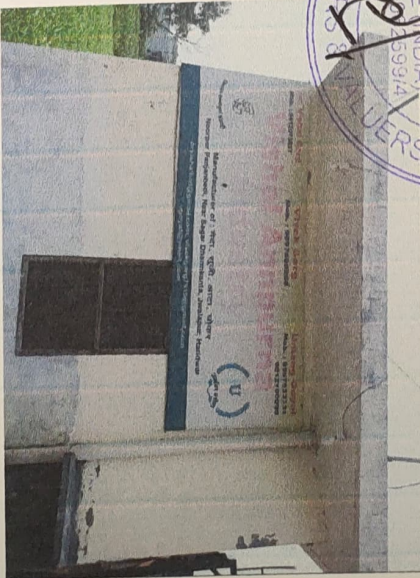
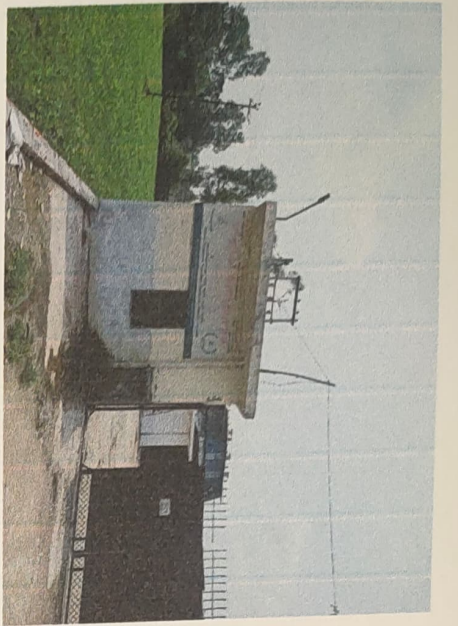


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