

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

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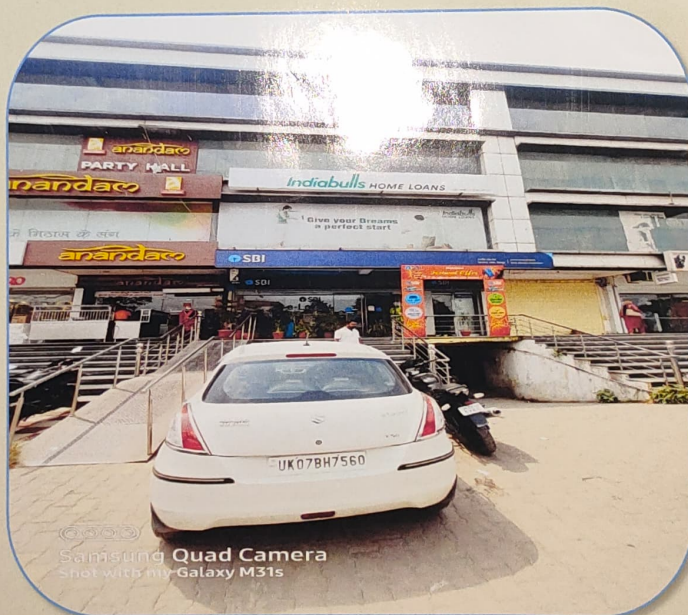
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VALUATION REPORT OF IMMOVABLE PROPERTY SITUATED AT

PART OF PROPERTY BEARING MUNICIPAL NO. 384, OLD PLOT NO. 69, RAJPUR
ROAD-I, SITUATED AT TEHSIL & DISTT. DEHRADUN, UTTARAKHAND

OWNER

- 1) MRS. VIBHA RASTOGI W/O LATE MR. UMESH RASTOGI
- 2) MR. SATENDER KUMAR SINGH S/O LATE MR. HARDEV SINGH
- 3) MR. VINOD KUMAR SHARMA S/O LATE MR. MADAN MOHAN LAL SHARMA



ON BEHALF OF
STATE BANK OF INDIA, SME CENTRAL, DEHRADUN, UTTARAKHAND

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

निरिक्षण/RFIA
06 JUN 2024

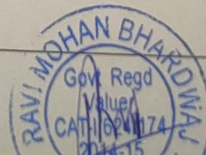
VALUATION REPORT (IN RESPECT OF FLATS) (To be filled in by the Approved Valuer)

Date : 22.06.2022

Our Ref: SBI/ SME, DEHRADUN / VR/2022-23/003

I GENERAL

1	Purpose for which the valuation is made	:	To assess fair market value of the property
2	Date of Inspection	:	15.06.2022
	Date on which the valuation is made	:	22.06.2022
3	List of Document produced for perusal		
	a	Old Valuation Report	: Old Valuation report dated 29.11.2020 raised by Er. Gaurav Vashisht.
	b	Legal Search Report	: Legal Search Report dated 16.06.2022 raised by Advocate Prabha Singh.
	c	Lease Deed (for five year)	: Owner executed a Lease Deed for a period of five years vide Registration No. 799, dated 01.03.2019, Book No. 1, Vol. No. 6634, Page No. 111 to 152 Registered in the office of Sub/Joint Registrar Dehradun-II in favour of State Bank of India
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)	:	1) Mrs. Vibha Rastogi W/o Late Mr. Umesh Rastogi R/o : 65-J, Raipur Road, Dehradun, Uttarakhand 2) Mr. Satender Kumar Singh S/o Late Mr. Hardev Singh R/o : Village Kheri Gaon, P.O. Chandanwari Estate, Dehradun, Uttarakhand 3) Mr. Vinod Kumar Sharma S/o Late Mr. Madan Mohan Lal Sharma R/o: 34/-B, Keshav Road, Lakshman Chowk, Dehradun, Uttarakhand Joint Ownership
5	Brief description of the property : The property under valuation is part of property built on a portion of 409.89 sq yd or 342.72 sq m, part of bigger plot measuring 2727.45 sq m or 3262.03 sq yd as basement plus ground plus three storey commercial building. It has coverage of 3689 sq ft on each floor, aggregating to 18445 sq ft or 1713.58 sq m. Accommodation of the property is one hall with utility block on each floor. Basement floor is being used as common parking, however value of basement has been included in market value of upper floors. Ground floor is rented out to State Bank of India @ Rs. 6,75,703/- per month for a period of 5 years w.e.f. 06.02.2019; First floor is rented out to India Bulls Home Loan @ Rs. 3,00,000/- per month; second floor is rented out to IDFC First Bank @ Rs. 1,50,000/- per month and third floor is lying vacant under possession of the owner in bare shell condition. It was built in the year 2011 as basement plus ground plus two storey building & third floor was added in the year 2021 and is in good condition. Property is situated adjacent to Anandam Restaurant & self landmark State Bank of India SME Branch, Rajpur Road, Dehradun, Uttarakhand.		



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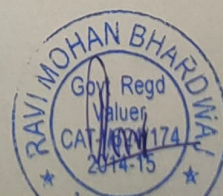
6	Location of property		
a	Plot No. / Survey No.	:	Part of Property bearing Municipal No. 384, Old Plot No. 69,
b	Door No.	:	--
c	T. S. No. / Village	:	Rajpur Road-I
d	Ward / Taluka	:	Dehradun
e	Mandal / District	:	Dehradun
f	Date of issue and validity of layout of approved map / plan	:	Compounding Building Plan No. CC-0310/18-19, dated 12.12.2019, approved by (MDDA) Mussoorie Dehradun Development Authority for a bigger plot measuring 2727.45 sq m or 3,262.03 sq yd
g	Approved map / plan issuing authority	:	Mussoorie Dehradun Development Authority
h	Whether genuineness or authenticity of approved map / plan is verified		Yes
i	Any other comments by our empanelled valuers on authentic of approved plan		No
7	Postal address of the property	:	Part of Property bearing Municipal No. 384, Old Plot No. 69, Rajpur Road-I, situated at Tehsil & Distt. Dehradun, Uttrakhand
8	City / Town	:	City
	Residential Area	:	--
	Commercial Area	:	Commercial 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



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12	Boundaries of the property		As per LSR	Actual
		North :	Land of M/s Bharat Associates thereafter Road	Other's Property
		South :	Property of Mr. Anand Swaroop Gupta	Anandam Restaurant
		East :	Open land for parking and thereafter Rajpur Road	Open land for parking and thereafter Rajpur Road
		West :	Property of Mr. J.D. Agarwal & others	Property of Mr. J.D. Agarwal & others
13	Dimensions of the site	:	A	B
		:	As per the LSR	Actual
		North :	119'-0"	119'-0"
		South :	119'-0"	119'-0"
		East :	31'-0"	31'-0"
		West :	31'-0"	31'-0"
14.1	Extent of the Site	:	31'-0" x 119'-0" = 409.89sq yd or 342.72 sq m	
14.2	Latitude, Longitude and Coordinates of the site	:	30°20'06.6"N 78°03'11.6"E	
15	Extent of the site considered for valuation (least of 14 A & 14 B)	:	31'-0" x 119'-0" = 409.89 sq yd or 342.72 sq m	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	<p>Property is rented out except third floor, third floor is lying vacant and under possession of the owner in bare shell condition.</p> <p>(i) Ground Floor is rented out to State Bank of India @ Rs. 6,75,703/- per month for a period of 5 years w.e.f. 06.02.2019</p> <p>(ii) First Floor is rented out to India Bulls Home Loan @ Rs. 3,00,000/- per month.</p> <p>(iii) Second Floor is rented out to IDFC First Bank @ Rs. 1,50,000/- per month.</p> <p>Total Gross Rent Rs. 11,25,703/- per month for ground, first & second floor.</p>	



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II APARTMENT BUILDING

1	Nature of the Apartment	:	Commercial
2	Location	:	
	T. S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	Nagar Nigam Dehradun
	Door No., Street or Road (Pin Code)	:	Part of Property bearing Municipal No. 384, Old Plot No. 69, Rajpur Road-I, situated at Tehsil & Distt. Dehradun, Utrakhand
3	Description of the locality Residential / Commercial / Mixed	:	Commercial
4	Year of Construction	:	Built on 2011
5	Number of Floors	:	B+G+3 storey
6	Type of Structure	:	RCC Framed structure
7	Number of Dwelling units in the building	:	Not applicable as commercial space
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	Yes, (proposed 2 Nos.)
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Connected to public sewer
	Car Parking - Open/ Covered	:	Yes, common for entire complex
	Is Compound wall existing?	:	As above
	Is pavement laid around the Building	:	As above

III FLAT

1	The floor on which the flat is situated	:	GF, FF, SF & TF
2	Door No. of the flat	:	Part of Property bearing Municipal No. 384, Old Plot No. 69,
3	Specifications of the flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified Tiles flooring
	Doors	:	Wooden/ Steel/UPVC frame with glazed shutter
	Windows	:	Wooden/Steel/ UPVC frame with glazed shutter Glass
	Fittings	:	Average
	Finishing	:	Plastic paint over POP on (GF, FF & SF) and TF is in bare shell condition



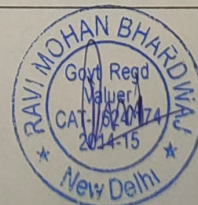
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4	House Tax	: Detail not provided
	Assessment No.	: --
	Tax paid in the name of	: --
	Tax amount	: --
5	Electricity Service Connection no.	: Detail not provided
	Meter Card is in the name of	: --
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: Mrs. Vibha Rastogi, Mr. Satender Kumar Singh & Mr. Vinod Kumar Sharma
8	What is the undivided area of land as per Sale Deed?	: 409.89 sq yd or 342.72 sq m
9	What is the plinth area of the flat?	: GF - 3,689 sq ft FF - 3,689 sq ft SF - 3,689 sq ft TF - 3,689 sq ft Total - 14,756 sq ft or 1370.87 sq m
10	What is the floor space index (app.)	Fully utilized
11	What is the Carpet Area of the flat?	13,280 sq ft (G+3 storey)
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Commercial
14	Is it Owner-occupied or let out?	Property is rented out except third floor, third floor is lying vacant and under possession of the owner in bare shell condition.
15	If rented, what is the monthly rent?	(i) Ground Floor is rented out to State Bank of India @ Rs. 6,75,703/- per month for a period of 5 years w.e.f. 06.02.2019 (ii) First Floor is rented out to India Bulls Home Loan @ Rs. 3,00,000/- per month. (iii) Second Floor is rented out to IDFC First Bank @ Rs. 1,50,000/- per month. Total Gross Rent Rs. 11,25,703/- per month for ground, first & second floor.

IV MARKETABILITY

1	How is the marketability?	: Average
2	What are the factors favouring for an extra Potential Value?	: No
3	Any negative factors are observed which affect the market value in general?	: No



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V RATE

1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	: Composite rate ranges between Rs. 21,500/- to Rs. 22,500/- per sq ft for Ground Floor for finished space; Rs. 15,500/- to Rs. 16,500/- per sq ft for First Floor for finished space; Rs. 9,500/- to Rs. 10,500/- per sq ft for Second Floor for finished space & Rs. 6,000/- to Rs. 7,000/- per sq ft for Third Floor for bare shell space Adopted rate is Rs. 22,000/- per sq ft for Ground floor Rs. 16,000/- per sq ft for First floor Rs. 10,000/- per sq ft for Second floor & Rs. 6,500/- per sq ft for Third floor on covered area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison\ (give details).	Rs. 22,413/- per sq ft for Ground Floor (finished) Rs. 16,413/- per sq ft for First Floor (finished) Rs. 10,413/- per sq ft for Second Floor (finished) Rs. 6,698/- per sq ft for Third Floor (bare shell) for new constructed space
3	Break - up for the rate	
	i Building + Services	: Rs. 2,500/- per sq ft for finished space and Rs. 1200/- per sq ft for bare shell space
	ii Land + Others	: Rs. 19,913/- per sq ft for Ground Floor Rs. 13,913/- per sq ft for First Floor Rs. 7,913/- per sq ft for Second Floor Rs. 5,498/- per sq ft for Third Floor
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Commercial Super area Rs. 1,32,000/- per sq m Rs. 1,32,000/- per sq m x 1370.87 sq m = Rs. 18,09,54,840/-



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VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

A	Depreciated building rate		
	Replacement cost of flat with Services {V (3) {i}}	:	Rs. 2, 500/- per sq ft for finished space and Rs. 1,200/- per sq ft for bare shell space
	Age of the building	:	11 years old, built in 2011
	Future Life of the building estimated	:	49 years
	Depreciation percentage assuming the salvage value as 10%	:	16.5% (Rs. 413/- per sq ft for finished space and Rs. 198/- per sq ft for bare shell space)
	Depreciated Ratio of the building	:	1:5.06
B	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	:	Rs. 2,087/- per sq ft for finished space and Rs. 1,002/- per sq ft for bare shell space
	Rate for Land & other V (3)ii	:	Rs. 19,913/- per sq ft for Ground Floor Rs. 13,913/- per sq ft for First Floor Rs. 7,913/- per sq ft for Second Floor Rs. 5,498/- per sq ft for Third Floor
	Total Composite Rate	:	Rs. 22,000/- per sq ft for Ground floor (Finished) Rs. 16,000/- per sq ft for First floor (Finished) Rs. 10,000/- per sq ft for Second floor(Finished) Rs. 6,500/- per sq ft for Second floor(bare shell)

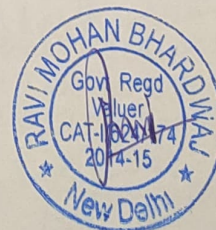


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DETAILS OF VALUATION

S. No.	Description		Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat ((incl. car parking, if provided)	GF	3,689 sq ft	22,000/- per sq ft	8,11,58,000/-
		FF	3,689 sq ft	16,000/- per sq ft	5,90,24,000/-
		SF	3,689 sq ft	10,000/- per sq ft	3,68,90,000/-
		TF	3,689 sq ft	6,500/- per sq ft	2,39,78,500/-
2	Wardrobes				
3	Showcases			}	
4	Kitchen Arrangements				
5	Superfine Finish				
6	Interior Decorations				
7	Electricity deposits/electrical fittings, etc.,				Included in composite rate
8	Extra collapsible gates / grill works etc.,				
9	Potential value, if any				
10	Common facilities like stilt parking share, lift and stair				
				Total Say	Rs. 20,10,50,500/- Rs. 20.11 Cr.



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(Valuation: Here, the approved valuer should discuss in details 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 calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

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

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 various types of values are as under:

1.	Fair Market Value	:	Rs. 20.11 Cr. (Rupees Twenty Crore Eleven Lakh Only)
2.	Realizable Value (85% of FMV)	:	Rs. 17.09 Cr. (Rupees Seventeen Crore Nine Lakh Only)
3.	Distress Sale Value (75% of FMV)	:	Rs. 15.08 Cr. (Rupees Fifteen Crore Eight Lakh Only)
4.	Cost of construction for insurance purpose	:	Rs. 30.80 Lakh (Rupees Thirty Lakh Eighty Thousand Only)
5.	The Book Value of the above property	:	--

Place : New Delhi

Date : 22.06.2022

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

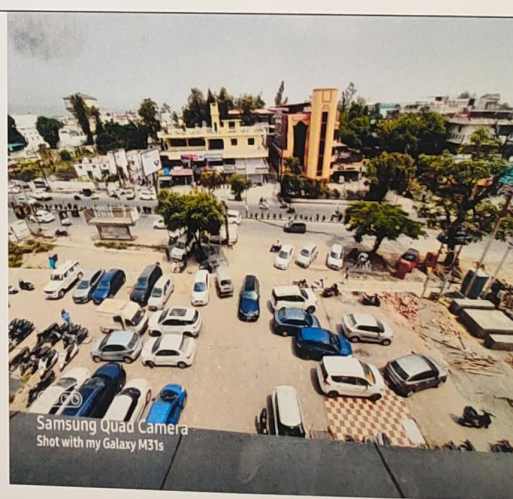
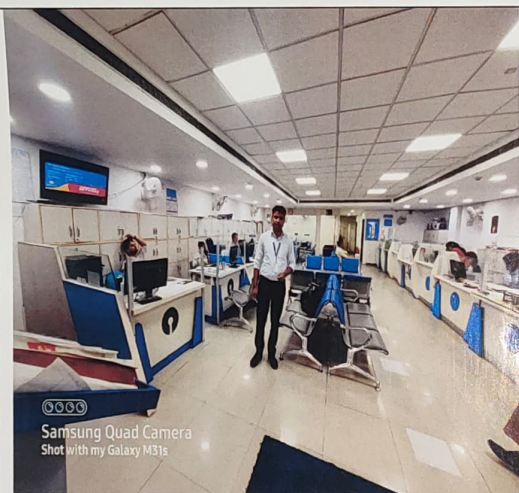
(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure IV)

2. Model Code of conduct for valuer (Annexure V)

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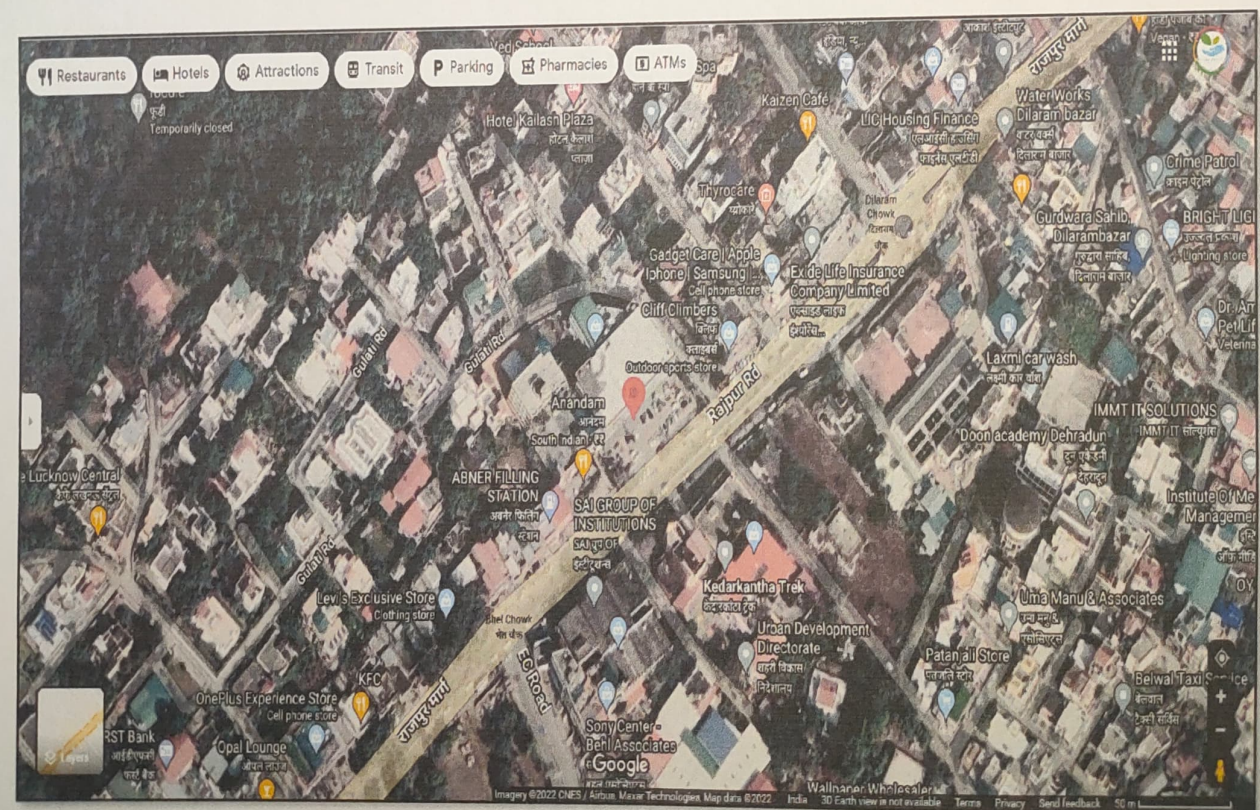
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF PART OF PROPERTY NO. 69, (PRESENT MUNICIPAL NO. 384 RAJPUR ROAD-I) AT RAJPUR ROAD, TEHSIL & DISTT. DEHRADUN, UTTARAKHAND



(PANEL VALUER OF IMMOVABLE PROPERTIES)



Govt Regd
Valuer
CAT/18/1374

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

प्रमुख मार्ग निबंधन उप-जिला देहरादून

प्रमुख मार्ग निवेदन उप-जिला देहरादून										
क्रमांक	प्रमुख मार्ग/ मोहल्लों/ राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मोहल्लों/ राजस्व ग्रामों का नाम	अकृषि भूमि/सम्पत्ति की सामान्य दर रुपये प्रति वर्गमीटर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (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)		
			0 से 50 मीटर तक	50 मीटर से अधिक व 350 मीटर तक		दुकान/ रेस्टोरेन्ट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिनट पोश	टीनपोश	
1	2	3	4	5	6	7	8	9	10	11
7	G	1	सुभाष रोड	26000	23000	40000	96000	87000	12000	10000
		2	ईस्ट कैनाल रोड	26000	23000	40000	96000	87000	12000	10000
		3	न्यू कैंट रोड (कैंट सीमा तक)	26000	23000	40000	96000	87000	12000	10000
		4	हरिद्वार रोड पर प्रिन्स चौक से रिस्पना पुल तक	26000	23000	40000	96000	87000	12000	10000
8	H	1	चक्राता रोड पर घंटाघर से बिन्दाल पुल- किशन नगर चौक होते हुए बल्लुपुर चौराहे तक	30000	27000	44000	109000	98000	12000	10000
		2	गाँधी रोड पर रेलवे स्टेशन से आदत बाजार होते हुये सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		3	सहारनपुर रोड पर रेलवे स्टेशन से सहारनपुर चौक तक	30000	27000	44000	109000	98000	12000	10000
		4	घंटाघर से लकखीबाग चौकी तक के मध्य स्थित पल्टन बाजार/धामावाला/पीपल मण्डी/ दर्शनीगेट	30000	27000	44000	109000	98000	12000	10000
		5	गांधी रोड पर घंटाघर से दर्शन लाल चौक/प्रिन्स चौक होते हुये रेलवे स्टेशन तक	30000	27000	44000	109000	98000	12000	10000
9	I	1	राजपुर रोड पर आर०टी०ओ० कार्यालय से मसूरी बाईपास तक	40000	28000	54000	123500	111500	12000	10000
10	J	1	राजपुर रोड पर घंटाघर से आर०टी०ओ० कार्यालय तक	50000	30000	64000	146500	132000	12000	10000

CIRCLE RATE

