

## VALUATION REPORT

**OF** Land & Building (Residential Use)

**FOR** Sh. Naveen Chandra Pant S/o Late Sh. Shankar Dutt Pant

**LOCATION** Vill- Haldwani Talli, Pargana Bhawar Cha Khata, Tehsil- Haldwani, Distt- Nainital, Uttarakhand.

**PURPOSE** For Bank Loan From State Bank of India, SME Bhotiyaparao

**Fair Market Value of property (Land & Building)**

**₹ 9209839.00**

*Rupees Ninety Two Lacs Nine Thousand Eight Hundred Thirty Nine Only.*

**Realizable value of property (Land & Building)**

**₹ 8288855.00**

*Rupees Eighty Two Lacs Eighty Eight Thousand Eight Hundred Fifty Five Only.*

**Panel Architect of:**

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Union Bank of India
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University
- Union Bank of India

**Panel Valuer of:**

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- HUDCO Dehradun Region
- BRIDCUL (Uttarakhand Govt.)
- The Nainital Bank Ltd.

**PREPARED BY:-**



## M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,  
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN





# M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APRD. VALUERS,  
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

Ar. M.S. Negi  
B. Arch. FIIA, FIV  
Reg.No. CA/2006/38812  
Telefax : 05947-254005, M.O-9837203193,  
E-Mail-ar.msnegi@gmail.com  
GST No. 05ACQPN1216P1Z9

Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

Date: July 23, 2021  
Ref. No.: MSN/Val-0945/21-22

To,  
The Chief Manager, State Bank of India, SME Bhotiyaparao

**Subject :- Valuation report of Property (Land & Building) of Sh. Naveen Chandra Pant S/o Late Sh. Shankar Dutt Pant**

This is to certify that immovable property (Land & Building) belongs in the Name of Sh. Naveen Chandra Pant S/o Late Sh. Shankar Dutt Pant, R/o- Haldwani Talli, Tehsil- Haldwani, Distt- Nainital, Uttarakhand

The aforesaid property is situated at Vill- Haldwani Talli, Pargana Bhawar Cha Khata, Tehsil- Haldwani, Distt-Nainital, State- Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land & Building is situated in Khata Khatauni No.- 413, Khet No. 253 Min., Area- 84.35 Sqm.; Khet No. 254 Min., Area-64.34 Sqm; Total Area-148.69 Sqm.
- The total land area is 148.69 Sqm.

The land status is Residential Use with fully ownership title as per land documents

The Property is registered in the name of Sh. Naveen Chandra Pant S/o Late Sh. Shankar Dutt Pant as per registered sale deed.

As on date Fair Market value, Realizable value, Distress value and Guideline value of Property as per Govt. approved circle rate as below :-

<b>Fair Market Value of property (Land &amp; Building)</b>	<b>₹ 9209839.00</b>
<i>Rupees Ninety Two Lacs Nine Thousand Eight Hundred Thirty Nine Only.</i>	
<b>Realizable value of property (Land &amp; Building)</b>	<b>₹ 8288855.00</b>
<i>Rupees Eighty Two Lacs Eighty Eight Thousand Eight Hundred Fifty Five Only.</i>	
<b>Distress value of property (Land &amp; Building)</b>	<b>₹ 7828363.00</b>
<i>Rupees Seventy Eight Lacs Twenty Eight Thousand Three Hundred Sixty Three Only.</i>	
<b>Guideline value of property as per govt. approved circle rate (Land &amp; Building)</b>	<b>₹ 5492589.00</b>
<i>Rupees Fifty Four Lacs Ninety Two Thousand Five Hundred Eighty Nine Only</i>	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

**Declaration:-** I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on July 20, 2021
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: July 23, 2021  
Place: Ramnagar



Ar. M.S. Negi  
Signature and seal of  
Registered Valuer



## FORMAT-A

### VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING

(To be filled in by the Approved Valuer)

#### I- GENERAL

- 1- Purpose for which the valuation is made : To assess current market value
- 2- a) Date of inspection : July 20, 2021
- b) Date on which the valuation is made : July 23, 2021
- 3- List of documents produced for perusal
- i) Sale Deed : Yes
- 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) : Sh. Naveen Chandra Pant S/o Late Sh. Shankar Dutt Pant
- Phone No. : 9837192222
- Share : Individual
- 5- Brief description of the property (including leasehold / freehold etc) : Freehold Land
- 6- Location of property
- a) Plot No. / Survey No. : Khata Khatauni No.- 413, Khet No. 253 Min., Area-84.35 Sqm.; Khet No. 254 Min., Area-64.34 Sqm; Total Area-148.69 Sqm.
- b) Door No. : N.A.
- c) T. S. No. / Village : Vill- Haldwani Talli, Pargana Bhawar Cha Khata
- d) Ward / Taluka : Haldwani
- e) Mandal / District : Distt-Nainital
- 7- Postal address of the property : Vill- Haldwani Talli, Pargana Bhawar Cha Khata, Tehsil- Haldwani, Distt- Nainital, Uttarakhand.
- 8- City / Town / Village : City
- Residential Area : Mixed
- Commercial Area : No
- Industrial Area : No
- 9- Classification of the area
- i) High / Middle / Poor : Middle Class
- ii) Urban / Semi Urban / Rural : Semi Urban Area
- 10- Coming under Corporation limit / Village Panchayat / Municipality : Under Nagar Nigam Limit
- 11- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area : Under State Govt.



12- In case it is an agricultural land, any conversion to house site plots is contemplated : N.A.

13- Boundaries of the property

	<u>As per Sale Deed :-</u>	<u>As per Actual Site:-</u>
North	Land of Nanda Ballabh Pant	Land of Nanda Ballabh Pant
South	Road	Road
East	Plot of Om Prakash Pant	Plot of Om Prakash Pant
West	16 ft Wide Road	16 ft Wide Road

14- 14.1 Dimensions of the site

	<u>As per Sale Deed :-</u>	<u>As per Actual Site:-</u>
North	40'-0"	40'-0"
South	40'-0"	40'-0"
East	40'-0"	40'-0"
West	40'-0"	40'-0"

14.2 Latitude, Longitude and Coordinates of the site : ENCLOSURE-‘C’

15- Extent of the site : 148.69 Sqm.

16- Extent of the site considered for valuation (least of 14 A & 14 B) : 148.69 Sqm.


17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. : Owner Occupied

## I- CHARACTERISTICS OF THE SITE

- |                                                                                                                                                                                                                |   |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------|
| 1- Classification of locality                                                                                                                                                                                  | : | Semi Urban Area                         |
| 2- Development of surrounding areas                                                                                                                                                                            | : | Yes, by Residential/Commercial Property |
| 3- Possibility of frequent flooding / submerging                                                                                                                                                               | : | No                                      |
| 4- Feasibility to the Civic amenities like school, hospital, bus stop, market etc.                                                                                                                             | : | Basic civic amenities are nearby        |
| 5- Level of land with topographical conditions                                                                                                                                                                 | : | Plain                                   |
| 6- Shape of land                                                                                                                                                                                               | : | Square                                  |
| 7- Type of use to which it can be put                                                                                                                                                                          | : | Residential Use                         |
| 8- Any usage restriction                                                                                                                                                                                       | : | No                                      |
| 9- Is plot in town planning approved layout?                                                                                                                                                                   | : | Yes                                     |
| 10- Corner plot or intermittent plot?                                                                                                                                                                          | : | Corner plot                             |
| 11- Road facilities                                                                                                                                                                                            | : | Yes                                     |
| 12- Type of road available at present                                                                                                                                                                          | : | Metal Road                              |
| 13- Width of road – is it below 20 ft. or more than 20 ft.                                                                                                                                                     | : | Below 20 ft                             |
| 14- Is it a land – locked land?                                                                                                                                                                                | : | No                                      |
| 15- Water potentiality                                                                                                                                                                                         | : | Average                                 |
| 16- Underground Sewarage system                                                                                                                                                                                | : | No                                      |
| 17- Is power supply available at the site?                                                                                                                                                                     | : | Yes                                     |
| 18- Advantage of the site                                                                                                                                                                                      |   |                                         |
| 1- The aforesaid property is located at 50 Mtr(approx) distance from Bareilly Road.                                                                                                                            |   |                                         |
| 2- It is two side open property, which is connected by 16 ft Wide Road from West side & Road from South side.                                                                                                  |   |                                         |
| 3- The property situated at mixed area & has square in shape.                                                                                                                                                  |   |                                         |
| 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 seacoast / tidal level must be incorporated) | : | N.A.                                    |

Date- July 23, 2021  
Place- Ramnagar



  
Ar. M.S. NEGI  
Signature and seal of  
Registered Valuer



## Part – A (Valuation of land)

### 1- Size of plot

North & South

: North- 40'-0", South- 40'-0"

East & West

: East- 40'-0", West- 40'-0"

### 2- Total extent of the plot

: 148.69 Sqm.

### 3- Prevailing market rate

(Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)

: Rate of the locality varies from @ Rs. 60000/- to 65000/- Sqm.

### 4- Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)

: @ Rs. 35000/-per Sq.m.

Hence land value =( 148.69 x 35000/- )

₹ 5204150.00

Rupees Fifty Two Lacs Four Thousand One Hundred Fifty Only.

As per Distt. Collector circle rate of Distt Nainital on dated 13 January 2020 having rate @ Rs. 35000.00/- per sq.m. for Non Agriculture land of the given locality/area.

As per the Govt. approved circle rates Rs. 35000.00/- per Sq.m. for residential property in this locality, the aforesaid property is located at 50 Mtr(approx) distance from Bareilly Road. It is two side open property, which is connected by 16 ft Wide Road from West side & Road from South side. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for Residential/Commercial type of activities. The above factors appreciate the rates of the property.

### 5- Assessed / adopted rate of valuation

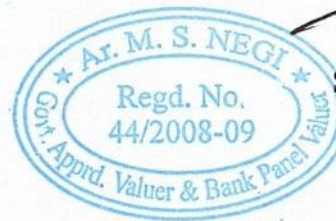
: @ Rs.60000/- per Sqm.

### 6- Estimated value of land

: Rs. 8921400.00

Rupees Eighty Nine Lacs Twenty One Thousand Four Hundred Only

Date- July 23, 2021  
Place- Ramnagar



Ar. M.S. NEGI

Signature and seal of  
Registered Valuer



## Part – B (Valuation Building)

### 1- Technical details of the building

- a) Type of Building (Residential / Commercial / Industrial) : Residential Property
- b) Type of construction (Load bearing / RCC / Steel Framed) : MS Angle Frame
- c) Year of construction : 2017
- d) Estimated future life : 71 Years
- e) Number of floors and height of each floor including basement, if any : Ground Floor with 11 ft ht above plinth level.
- f) Plinth area floor-wise & Construction Year

S.No.	Floors	Built up Area (As Per Map)
i)	Ground Floor	74.34 Sq.m.

- g) Condition of the building
- i) Exterior – Excellent, Good, Normal, Poor : Normal
- ii) Interior – Excellent, Good, Normal, Poor : Normal
- h) Date of issue and validity of layout of approved map / plan : Not provided
- i) Approved map / plan issuing authority : Not provided
- j) Whether genuineness or authenticity of approved map / plan is verified : Yes
- k) Any other comments by our empanelled valuers on authentic of approved plan : No

### Specifications of construction (floor-wise) in respect of

S.N.	Description	Ground Floor	
1-	Foundation	Spread wall footing Foundation	
2-	Basement	No	
3-	Superstructure	Load Bearing Wall, Beam & Column	
4-	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	MS Gate and sal & Seesham wood Doors & Windows	
5-	RCC works	Beam, Column & Slab	
6-	Plastering	Yes	
7-	Flooring, Skirting, dadoing	PCC Flooring	
8-	Special finish as marble, granite, wooden paneling, grills, etc	No	
9-	Roofing including weather proof course	Shed Roofing	
10-	Drainage	Yes	



: Yes

: As per site

: As per site

: Brick Masonry

: Yes

: Conduit

: Ordinary

: 6 approx

: 6 approx

: 8 approx

: N.A.

: Yes

: As per site

: As per site

: No

: No

: As per site

: No

### Details of valuation

S.N.	Particulars of items	Plinth Area (Sq.m.)	Roof Ht. (m)	Age of Building	Estimated replacement rate of construction Rs.
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
1-	Ground Floor	74.34	3.35	4	4000.00

Particulars of items	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
<u>2</u>	<u>7</u>	<u>8</u>	<u>9</u>
Ground Floor	297360.00	8921.00	288439.00
Total			288439.00



### Part – C- (Extra Items)

		(Amount in Rs.)
1- Portico	:	0.00
2- Ornamental front door	:	0.00
3- Sit out/ Verandah with steel grills	:	0.00
4- Overhead water tank	:	0.00
5- Extra steel/ collapsible gates	:	0.00
6- Shape of land	:	cost consider in land rate
Total	:	0.00

### Part – D- (Amenities)

		(Amount in Rs.)
1- Wardrobes	:	0.00
2- Glazed tiles	:	0.00
3- Extra sinks and bath tub	:	0.00
4- Marble / ceramic tiles flooring	:	0.00
5- Glass work	:	0.00
6- Architectural elevation works	:	0.00
7- Paneling works	:	0.00
8- Aluminum works	:	0.00
9- Aluminum hand rails	:	0.00
10- False ceiling	:	0.00
Total	:	0.00

### Part E- (Miscellaneous)

		(Amount in Rs.)
1- Separate toilet room (in second floor)	:	0.00
2- Separate lumber room	:	0.00
3- Separate water tank/ sump	:	0.00
4- Trees, gardening	:	0.00
Total	:	0.00

### Part F- (Services)

		(Amount in Rs.)
1- Water supply arrangements	:	0.00
2- Drainage arrangements	:	0.00
3- Boundary wall	:	0.00
4- C. B. deposits, fittings etc.	:	0.00
5- Pavement	:	0.00
Total	:	0.00



## Total abstract of the entire property

<b>Part- A</b>	<b>Land</b>	:	₹	<b>8921400.00</b>
<b>Part- B</b>	<b>Building</b>	:	₹	<b>288439.00</b>
<b>Part- C</b>	<b>Extra Items</b>	:	₹	<b>0.00</b>
<b>Part- D</b>	<b>Amenities</b>	:	₹	<b>0.00</b>
<b>Part- E</b>	<b>Miscellaneous</b>	:	₹	<b>0.00</b>
<b>Part- F</b>	<b>Services</b>	:	₹	<b>0.00</b>
<b>Total Building Only (Part B, C, D, E &amp; F)</b>		:	₹	<b>288439.00</b>
<b>Total</b>		:	₹	<b>9209839.00</b>
<b>Say</b>		:	₹	<b>9209839.00</b>

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) Salability 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.

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 present fair market value of the above property in the prevailing condition with aforesaid specifications is

**Present Fair Market Value of Property** ₹ **9209839.00**  
*Rupees Ninety Two Lacs Nine Thousand Eight Hundred Thirty Nine Only.*

**Realisable Value of Property** ₹ **8288855.00**  
*Rupees Eighty Two Lacs Eighty Eight Thousand Eight Hundred Fifty Five Only.*

**The book value of the property** ₹ **As per deed**

**The distress value of the property** ₹ **7828363.00**  
*Rupees Seventy Eight Lacs Twenty Eight Thousand Three Hundred Sixty Three Only.*

**Date-** July 23, 2021  
**Place-** Ramnagar



*[Signature]*  
**Ar. M.S NEGI**  
 Signature and seal of  
 Registered Valuer

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 ₹ **9209839.00** *(Rupees Ninety Two Lacs Nine Thousand Eight Hundred Thirty Nine Only.)*

**Date-** July 23, 2021

**Signature**  
 Name of the Branch  
 Manager with Official  
 Seal



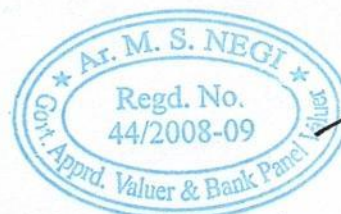
# CIRCLE RATE

43

तहसील हल्द्वानी जनपद नैनीताल के प्रमुख मार्गों पर स्थित क्षेत्र की सर्किल दरें											
क्र.सं.	प्रमुख मार्ग/मोहल्ले/राजस्व प्राप्ति की श्रेणी	प्रमुख मार्ग/मोहल्ले/राजस्व प्राप्ति के नाम	क्षेत्र	सामान्य दर (Base Rate)							
				कृषि भूमि की दर (प्रति हेक्टेयर लाख रु० में)	अकृषि (आवासीय) भूमि की दर (प्रति वर्गमीटर रु० में)		बहुमंजिली व आवासीय भवन में स्थित आवासीय प्लॉट (सुपर एरिया प्रति वर्ग मीटर रु० में)	वाणिज्यिक भवन की दर (सुपर एरिया प्रति वर्गमीटर रु० में)		गैर वाणिज्यिक निर्माण दर (रु० प्रति वर्गमीटर में)	
				200 मीटर तक	0 से 50 मीटर तक	50 मीटर से अधिक 200 मीटर तक	प्रति वर्ग मीटर रु० में	दुकान रेस्टोरेंट कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	प्रथम श्रेणी पक्का	द्वितीय श्रेणी पक्का
1	2	3	4	5	6	7	8	9	10	11	12
		15	नहर कवरिंग मार्ग- कालटेस से पनवस्की चौराहा तक	नगरीय	420	30000	25000	42000	64500	60000	12000
		16	पनवस्की चौराहा आगे से सुशीला तियासी हरिपटल तक	नगरीय	420	35000	28000	47000	70000	65500	12000
		17	नखेत नगड़ी के आगे से सिटी हॉस्पिटल तक	अर्द्धनगरीय	420	35000	25000	47000	67000	62500	12000
		18	कुसुमखेड़ा चौराहा के आगे से कठपथिख तक	नगरीय	350	30000	23000	42000	64500	60000	12000
		19	देवलचौक चौराहा से बिड़ला स्कूल तक	अर्द्धनगरीय	410	30000	25000	42000	61500	57000	12000
5	E	20	मुधानी चौराहा के आगे से कुसुमखेड़ा चौराहा तक	नगरीय	420	35000	25000	47000	70000	65500	12000
		21	नैनीताल मोटर्स के आगे से हरिपुर मोडिया तहसील सीमा तक	अर्द्धनगरीय	400	25000	20000	37000	56000	51500	12000
		22	नखली रोड (दुर्गा सिटी रोन्डर से कालखेड़ी रोड तक)	नगरीय	750	35000	30000	47000	70000	65500	12000
6	F	23	कठपथिख के आगे से लामाचौक चौराहा तक (बाया फतेहपुर)	अर्द्धनगरीय	210	20000	15000	32000	50500	46000	12000
		24	चानपुर रोड- सिन्धी चौराहा से सुशीला तियासी चौराहा तक	नगरीय	750	40000	35000	52000	75500	71000	12000

अपर जिलाधिकारी (बि०/रा०)  
नैनीताल.



**LOCATION PLAN**

*Ar. M. S. NEGI*  
**Ar. M.S NEGI**  
 Signature and seal of  
 Registered Valuer

Date- July 23, 2021

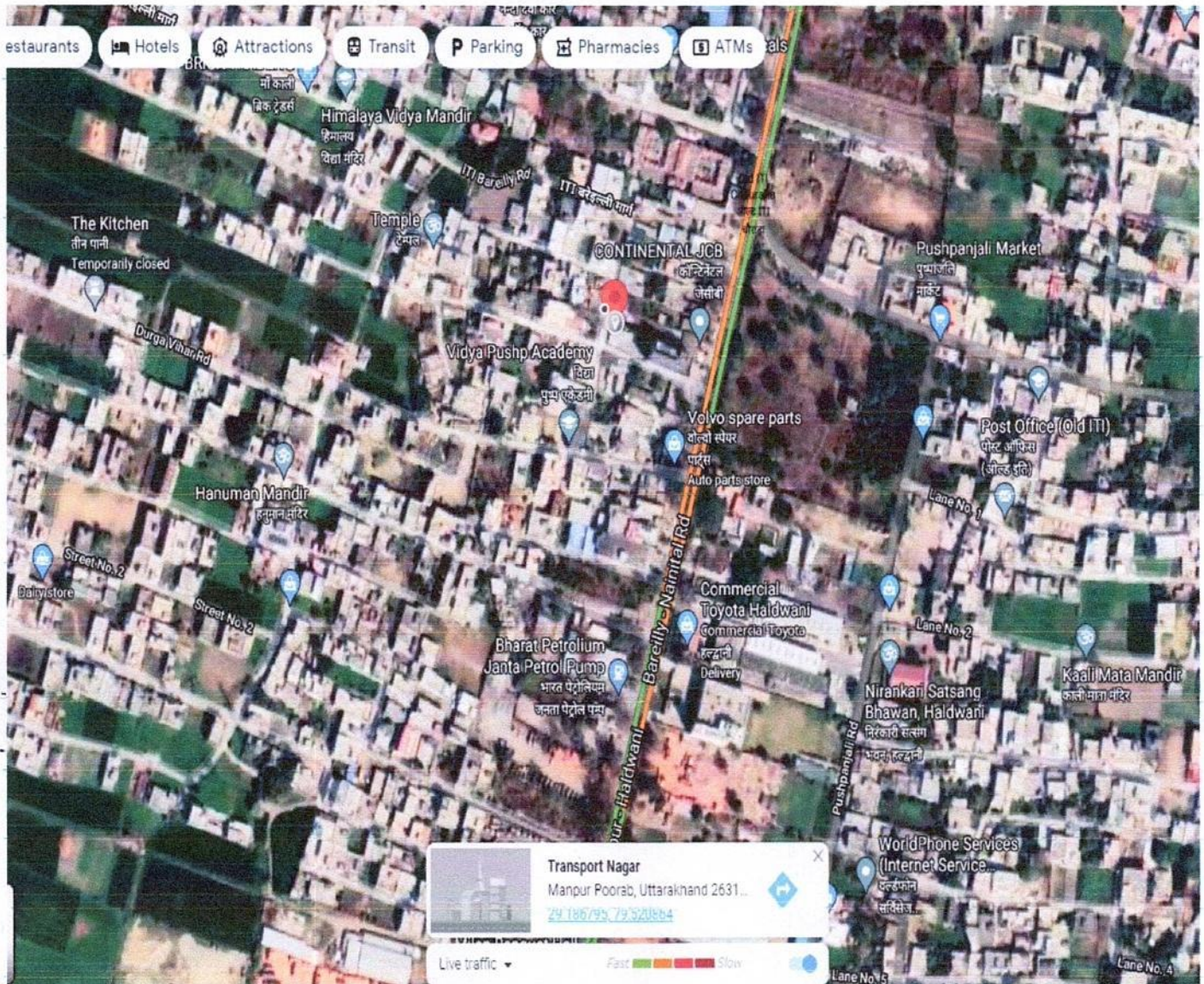
Place- Ramnagar

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

11/14

\\192.168.1.15\msna-05\VALUATION JOB WORK 2021-2022\JOB 0945\0945 Naveen Chandra Pant



GOOGLE MAP29.186795, 79.520864

Date- July 23, 2021

Place- Ramnagar



Ar. M.S NEGI

Signature and seal of  
Registered Valuer



**SITE PHOTOGRAPHS**



**Front View of Property**



**View of Property Showing Approach Road**

Date- July 23, 2021

Place- Ramnagar



Ar. M. S. NEGI  
Signature and seal of  
Registered Valuer



**SITE PHOTOGRAPHS**



**Other Views of Property**

Date- July 23, 2021

Place- Ramnagar



  
Ar. M.S NEGI  
Signature and seal of  
Registered Valuer



