

VALUATION REPORT

OF Land Only (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 Bhotiya Parao

Fair Market Value of property (Land Only)

₹ 18895760.00

Rupees One Crore Eighty Eight Lacs Ninety Five Thousand Seven Hundred Sixty Only

Realizable value of property (Land Only)

₹ 17006184.00

Rupees One Crore Seventy Lacs Six Thousand One Hundred Eighty Four Only.

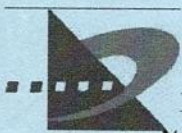
Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- 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
- BRIDCUL (Uttarakhand Govt.)
- 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
- 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



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VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

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

Date: July 23, 2021
Ref. No.: MSN/Val-0949/21-22

To,
The Chief Manager, State Bank of India, SME Bhotiya Parao

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

This is to certify that immovable property (Land Only) 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 Only is situated in Khata No.- 199, Khet No. 380 Min.
- The total land area is 726.76 Sqm.

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

The Property is registered in the name of 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 the property as Govt. approved Circle rate as below :-

Fair Market Value of property (Land Only)	₹ 18895760.00
<i>Rupees One Crore Eighty Eight Lacs Ninety Five Thousand Seven Hundred Sixty Only</i>	
Realizable value of property (Land Only)	₹ 17006184.00
<i>Rupees One Crore Seventy Lacs Six Thousand One Hundred Eighty Four Only.</i>	
Distress value of property (Land Only)	₹ 16061396.00
<i>Rupees One Crore Sixty Lacs Sixty One Thousand Three Hundred Ninety Six Only.</i>	
Guideline value of property as per govt. approved circle rate (Land Only)	₹ 7994360.00
<i>Rupees Seventy Nine Lacs Ninety Four Thousand Three Hundred Sixty 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 23, 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 23, 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 : Sole Ownership
- 5- Brief description of the property (including leasehold / freehold etc) : Free Hold Land
- 6- Location of property
- a) Plot No. / Survey No. : Khata No.- 199 , Khet No. 380 Min.
- b) Door No. : N/A (Land Only)
- c) T. S. No. / Village : Vill- Haldwani Talli, Pargana Bhawar Cha Khata
- d) Ward / Taluka : Tehsil- Haldwani
- e) Mandal / District : 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 / : 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		14 ft Wide Road
South		Land of Leeladhar Pant
East	Not Given	Land of Anil Bansal
West		Land of Naveen Chandra Pant

14- 14.1 Dimensions of the site

	<u>As per sale deed:-</u>	<u>As per actual Site:-</u>
North		115'-0"
South		115'-0"
East	Not Given	68'-0"
West		68'-0"

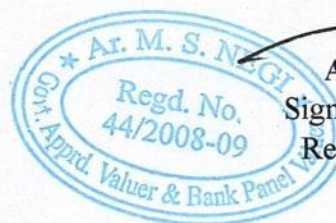
14.2 Latitude, Longitude and Coordinates of the : ENCLOSURE-'C'

- 15- Extent of the site : 726.76 Sqm.
- 16- Extent of the site considered for valuation (least of 14 : 726.76 Sqm.
- 17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received : Owner Occupied

I- CHARACTERISTICS OF THE SITE

- | | |
|--|--|
| 1- Classification of locality | : Semi Urban Area |
| 2- Development of surrounding areas | : Only vacant land and such residential property available in this locality. |
| 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 | : Levelled |
| 6- Shape of land | : Rectangular |
| 7- Type of use to which it can be put | : Non- Agriculture land will be use for residential purpose. |
| 8- Any usage restriction | : No |
| 9- Is plot in town planning approved layout? | : No |
| 10- Corner plot or intermittent plot? | : Intermittent Plot |
| 11- Road facilities | : connected by 14 ft Wide Road from North side. |
| 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 | : Good in this locality |
| 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 250 mtr (approx) distance from Haldwani to Lalkuan Road(Bareilly Road). | |
| 2- The said property is one side open, which is connected by 14 ft Wide Road from North side. | |
| 3- The property's situated at mixed areas & Shape is rectangular. | |
| 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

East & West

: AS per S.No. 14 (14.1)

2- Total extent of the plot

: 726.76 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. 26000/- to 30000/- Sqm.

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

: @ Rs. 11000/-per Sqm.

Hence land value =(726.76 x 11000/-)

₹ 7994360.00

Rupees Seventy Nine Lacs Ninety Four Thousand Three Hundred Sixty Only.

As per Distt. Collector circle rate of Distt. Nainital on dated 13 January 2020 having govt. circle rate are @ Rs. 11000.00/- per sq.m. for Non Agriculture land of the given locality/area.

The Govt. approved circle rate of the property is Rs. 11000.00/- per Sq.m. for Non- Agriculture land in this locality. The aforesaid property is located at 250 mtr (approx) distance from Haldwani to Lalkuan Road(Bareilly Road). The said property is one side open, which is connected by 14 ft Wide Road from North side. The market rate are higher than the basic govt. circle rate, the shape & size of the proeprty is regular, located at mixed areas, surrounding area also good for this type of activities, it will be good for market trends & future Potential. Therefore, the above factors are appreciate the rates of the property as on date.

5- Assessed / adopted rate of valuation

: @ Rs.26000/- per Sqm.

6- Estimated value of land

: Rs. 18895760.00

Rupees One Crore Eighty Eight Lacs Ninety Five Thousand Seven Hundred Sixty Only

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 rentalvalues 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

₹

18895760.00

Rupees One Crore Eighty Eight Lacs Ninety Five Thousand Seven Hundred Sixty Only

Realisable Value of Property

₹

17006184.00

Rupees One Crore Seventy Lacs Six Thousand One Hundred Eighty Four Only.

The book value of the property as of

₹

As per deed

The distress value of the property

₹

16061396.00

Rupees One Crore Sixty Lacs Sixty One Thousand Three Hundred Ninety Six Only.

Date- July 23, 2021

Place- Ramnagar



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 ₹ 18895760.00 Rupees One Crore Eighty Eight Lacs Ninety Five Thousand Seven Hundred Sixty

Date- July 23, 2021

Signature
Name of the Branch
Manager with Official
Seal

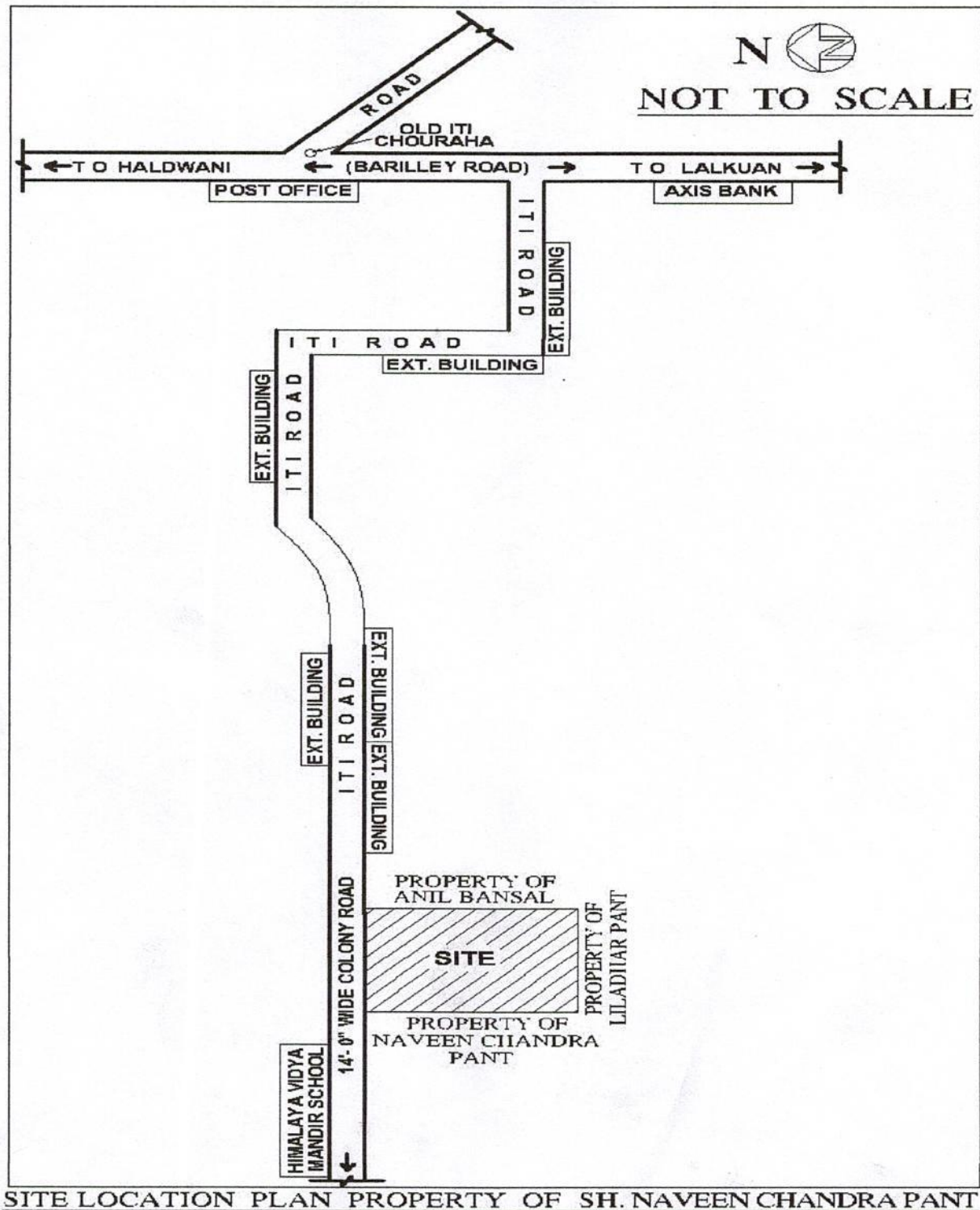
CIRCLE RATE

39

तहसील हल्द्वानी जनपद नैनीताल के नगर निगम में शामिल विशिष्ट ग्रामों की सूची की सर्किल दरें (200 मीटर बाहर)										
क्र. सं.	ग्राम नाम / मोहल्ला / राजस्व ग्रामों की श्रेणी	ग्राम नाम / मोहल्ला / राजस्व ग्रामों के नाम		सामान्य दर (Base Rate)						
				ग्राम नाम पर स्थित कृषि भूमि की दर प्रति हेक्टेयर (सब 100 मी.)	ग्राम नाम पर स्थित कृषि भूमि की दर (प्रति वर्गमीटर 100 मी.)	बहुमंजिली व आवासीय भवन में स्थित आवासीय फ्लैट (सुरक्षित एरिया प्रति वर्ग मीटर 100 मी.)	वर्षाविक भवन की दर (सुरक्षित एरिया प्रति वर्ग मीटर 100 मी.)		नगर कर्मचारी निर्माण दर (प्रति वर्गमीटर 100 मी.)	
							दुकान	अन्य वाणिज्यिक	प्रथम श्रेणी	द्वितीय श्रेणी
1	2	3	4	5	6	7	स्टैंडस्टैंड कार्यालय	प्रतिष्ठान	पक्का	तट्टा
		21	मानपुर परिया	250	10000	23000	42500	38000	12000	7000
		22	गौजवाली उहार	250	10000	22000	42500	38000	12000	7000
		23	जीतापुर गेरी	250	10000	23000	42500	38000	12000	7000
		24	छटागल नगर	250	10000	24000	42500	38000	12000	7000
		25	हरिद्वार	250	10000	22000	42500	38000	12000	7000
		26	बोनपुर	250	10000	22000	42500	38000	12000	7000
		27	लोहरियाताल मल्ला	250	10000	22000	42500	38000	12000	7000
		28	लोहरियाताल मल्ला	250	10000	22000	42500	38000	12000	7000
5	E	29	बनौरी बल्ली बन्दोबस्तो	275	11000	23000	43600	39100	12000	7000
		30	दण्डदूरा बन्दोबस्तो	275	11000	23000	43600	39100	12000	7000
		31	दण्डदूरा खान	275	11000	24000	43600	39100	12000	7000
		32	कोठा	275	11000	24000	43600	39100	12000	7000
		33	हत्तानी बल्ली	275	11000	23000	43600	39100	12000	7000
		34	बनौरी बल्ली	275	11000	24000	43600	39100	12000	7000
		35	भूतखान	275	11000	24000	43600	39100	12000	7000
		36	भूत बन्दोबस्तो	275	11000	23000	43600	39100	12000	7000
		37	मुसामी	275	11000	23000	43600	39100	12000	7000
		38	हरिपुर रूवा	275	11000	23000	43600	39100	12000	7000
6	F	39	छटागल बुधाल	175	7000	20000	39200	34700	12000	7000

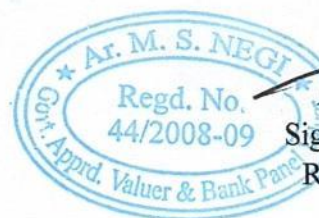
अपर विभागाधिकारी (वि०/रा०)
नैनीताल.

LOCATION PLAN



Date- July 23, 2021

Place- Ramnagar



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

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

8/10

\\192.168.1.15\msna-05\VALUATION JOB WORK 2021-2022\JOB 0949\0949 Naveen Chandra Pant

GOOGLE MAP

29.187819, 79.518858



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

ate- July 23, 2021
ace- Ramnagar

CHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers
\\192.168.1.15\msna-05\VALUATION JOB WORK 2021-2022\JOB 0949\0949 Naveen Chandra

SITE PHOTOGRAPHS



Front & Side View of Property Showing Approach Road

Date- July 23, 2021

Place- Ramnagar



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

