



• Valuers • Industrial & FII Consultants • Chartered Engineers • NPA Management
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File No. : VRIP/SBI/1895/09/2021

Dated: 10.09.2021

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

KHATA NO. 199, KHASRA NO. 380M, VILL. HALDWANI TALLI,
TEHSIL – HALDWANI, DISTRICT – NAINITAL (U.K)

OWNERS/ PROMOTERS

SH. NAVEEN CHANDRA PANT S/O LATE SHANKAR DUTT PANT

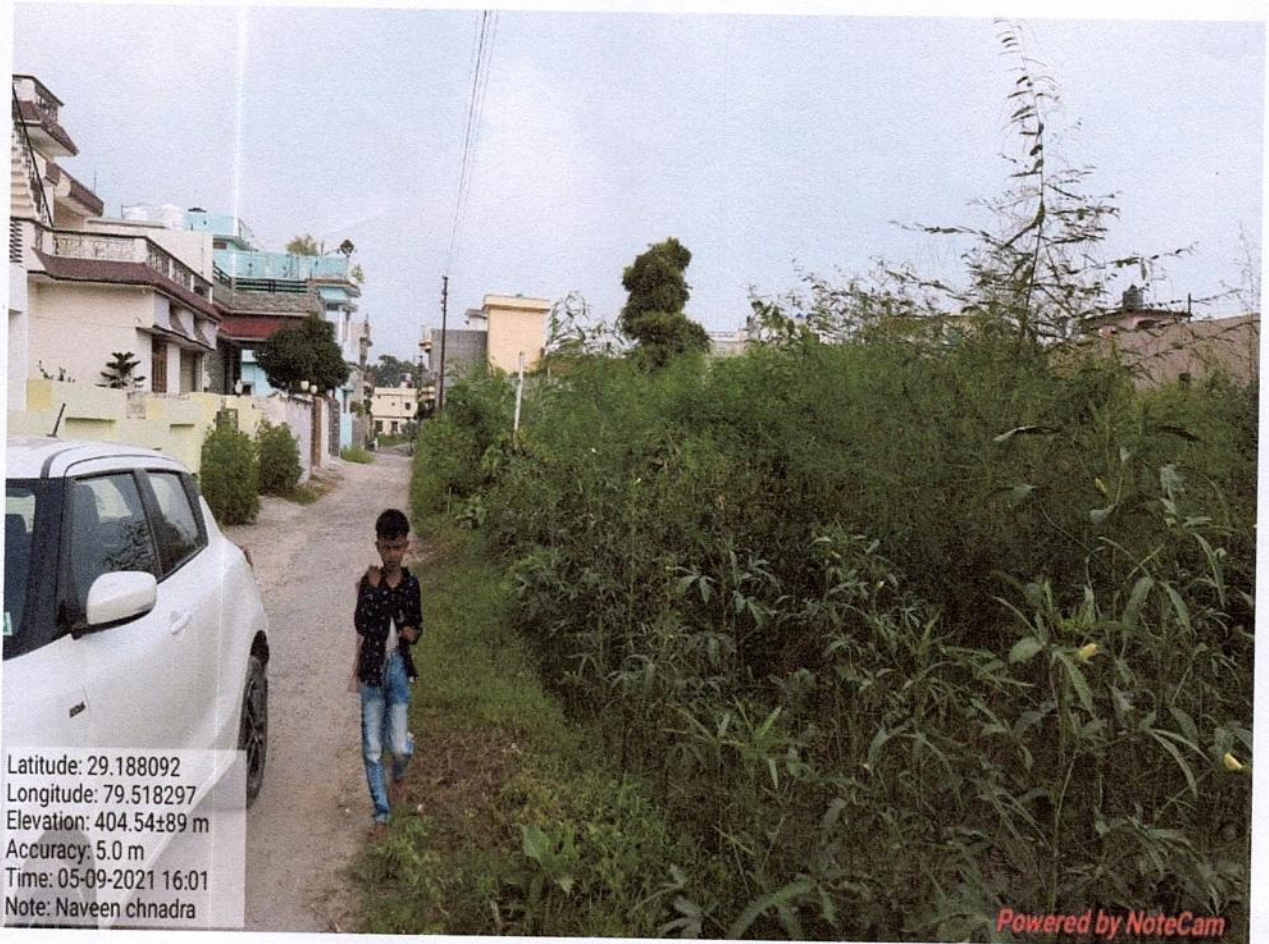
A/C: M/S-

REPORT PREPARED FOR

STATE BANK OF INDIA SME HALDWANI BRANCH NAINITAL (U.K)
AS PAPER INFORMATION PROVIDE BY BANK OPINION AND MAXIMUM
PROSPECTIVE ASSESSMENT IS SUBMITTED

***Important - In case of any query/ issue or escalation you may please contact Incident Manager:
valuers.spn@rkassociates.org. We would appreciate your feedback in order to improve our services.*

ASSET/ PROPERTY UNDER VALUATION



Latitude: 29.188092
Longitude: 79.518297
Elevation: 404.54±89 m
Accuracy: 5.0 m
Time: 05-09-2021 16:01
Note: Naveen chnadra

Powered by NoteCam

SITUATED AT

**KHATA NO. 199, KHASRA NO. 380M, VILL. HALDWANI TALLA
TEHSIL – HALDWANI, DISTRICT – NAINITAL (U.K)**



TO,
BRANCH MANAGER
STATE BANK OF INDIA
SME HALDWANI BRANCH
DISTRICT: NAINITAL U.K.
VALUER NAME - R K ASSOCIATES
SERVEYOR/PREPARER NAME - SHOBHIT MEHROTRA

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

I.	GENERAL	
1.	Purpose for which the valuation is made	For Bank Purpose
2.	a) Date of inspection	: 07 th Day of September 2021
	b) Date on which the valuation is made	: 10 th Day of September 2021
3.	List of documents produced for perusal	
	i) Title Deed (Registry Copy)	: Sale Deed No. 6468 Dt. 09.09.2009
	ii) NEC	: Bank may please obtain the N.E.C.
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 Shankar Dutt Pant R/O Talli Haldwani Tehsil – Haldwani, District-Nainital (U.K) Single Ownership
5.	Brief description of the property (Including leasehold/freehold etc)	: This is Residential Property Location of the project is good as per locality locality of back Side of Axis Bank, Near Haldwani- Bareilly Road and which is the upcoming area with good development is in progress in that belt. (Freehold)
6.	Location of property	
	a) Plot No. / Survey No.	: Khata No. 199, Part of Khasra No. 380 Min & 71 Min
	b) Door No.	: Nil
	c) T. S. No. / Village	: Vill. Haldwani Talli,
	d) Ward / Taluka	: Haldwani
	e) Mandal / District	: Nainital (UK)
7.	Postal address of the property	: Khata No. 199, Part of Khasra No. 380 Min & 71 Min Vill. Haldwani Talli Tehsil – Haldwani, District-Nainital (U.K)
8.	City / Town	: City
	Residential Area	: Residential Area
	Commercial Area	: No
	Industrial Area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Nagar Nigam
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under	: Under Town planning Byelaws (Now under District Development Authority) under

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	agency area / scheduled area / cantonment area		
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
13	Boundaries of the property	:	As per Sale Deed
	East	:	Land of Anil Bansal
	West	:	Land of Purchaser
	North	:	14' wide Road
	South	:	Land of Leeladhar Pant Ji
	Boundaries of the property	:	As per Site
	East	:	House of Shivkush
	West	:	Land of Nanda Ballabh Pant
	North	:	14' wide Road
	South	:	Land of Leeladhar Pant Ji
14	Extent of the site	:	726.76 Sq.mt as per Sale Deed
15	Extent of the site considered for valuation (least of 14 A & 14 B)	:	726.76 Sq.mt as per Sale Deed
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Residential Locality
2.	Development of surrounding areas		
3.	Possibility of frequent flooding / submerging		No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All With 1.00 -2 Kms Kms
5.	Level of land with topographical conditions		Yes
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Non Agriculture
8.	Any usage restriction		No
9.	Is plot in town planning approved layout?		Yes
10	Corner plot or intermittent plot?		intermittent Plot
11	Road facilities		Yes
12	Type of road available at present		Painted Road
13	Width of road - is it below 20 ft. or more than 20 ft.		Below than 20 ft wide road
14	Is it a land - locked land?		No
15	Water potentiality		No
16	Underground sewerage system		No
17	Is power supply available at the site?		No
18	Advantage of the site		
	1.		Near Axis Bank & Bareilly Road
Part - A (Assessment of land)			
1.	Size of plot		

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$\frac{5}{16}$



	North & South	NA
	East & West	NA
2.	Total extent of the plot	726.76 Sq.mt
3.	i.. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Market rate adopted by us is higher than 20% of Govt. Guideline rates. This is on the basis of Local inquiry made and the development has taken place surrounding the property.
	ii. Details of last two transactions in the locality/area to be provided, if available	Details not available at site, As per the verbal discussions & subsequent enquiries with local property dealers & nearby people, we came to know that the rates of Residential land in the aforesaid notified area prevails between Rs. 21,000/- to Rs. 22,000/- per sq.mtr. Depending upon the facing, size & frontage of the Residential land/plot.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs.11,000/- Sq.mt
5.	Assessed / adopted rate of valuation	Rs. 21,000/= per Sq.mt.
6.	Estimated value of land	726.76 Sq.mt X Rs. 21,000/- per Sq.mt Rs. 1,52,61,960/=
Part - B (Assessment of Building)		
1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Only Plot
b)	Type of construction (Load bearing / RCC / Steel Framed)	No
c)	Year of construction	No
d)	Number of floors and height of each floor including basement, if any	No
e)	Plinth area floor-wise	No
f)	Condition of the building	
	i) Exterior - Excellent, Good, Normal, Poor	No
	ii) Inferior - Excellent, Good, Normal, Poor	No
g)	Date of issue and validity of layout of approved map / plan	Only Plot
h)	Approved map / plan issuing authority	Only Plot
i)	Whether genuineness or authenticity of approved map / plan is verified	Only Plot
j)	Any other comments by our empanelled valuers on authentic of approved plan	No



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	All floor	
1.	Foundation	No	
2.	Basement	No	
3.	Superstructure	No	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	No	
5.	RCC works	No	
6.	Plastering	No	
7.	Flooring, Skirting, dadoing	No	
8.	Special finish as marble, granite, wooden paneling, grills, etc	No	
9.	Roofing including weather proof course	No	
10.	Drainage	No	

S. No.	Description	Ground floor		
2.	Boundary wall	: Na		
	Height	: Na		
	Length	: Na		
	Type of construction	: Na		
3.	Electrical installation	Basement	Other Floor	
	Type of wiring	:		
	Class of fittings (superior / ordinary / poor)	: Na	No	
	Number of light points	: Na	No	
	Fan points	: Na	No	
	Spare plug points	: Na	No	
	Any other item	: Na	No	
4.	Plumbing installation			
	a) No. of water closets and their type	: Na	No	
	b) No. of wash basins	: Na	No	
	c) No. of urinals	: Na	No	
	d) No. of bath tubs	: Na	No	
	e) Water meter, taps, etc.	: Na	No	
	f) Any other fixtures	: Nil	Nil	



CONSTRUCTION DETAILS OF ASSESSMENT

Particulars of Item	Plinth area in sq.ft./sq.mt.	Age of building	Estimated replacement rate	Replacement Cost Rs.	Depreciation Rs.	Net Value Rs.
Ground Floor	Nil	Nil	Nil	Nil	Nil	Nil
First Floor	Nil	Nil	Nil	Nil	Nil	Nil
					Total	Rs. Nil



Part C- (Extra Items)
(Amount in Rs.)

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

Part D- (Amenities)
(Amount in Rs.)

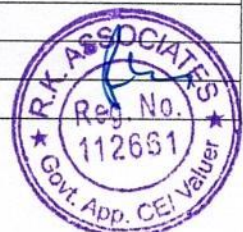
1.	Wardrobes	:	Nil
2.	Glazed tiles	:	Nil
3.	Extra sinks and bath tub	:	Nil
4.	Marble / ceramic tiles flooring	:	Nil
5.	Interior decorations	:	Nil
6.	Architectural elevation works	:	Nil
7.	Paneling works	:	Nil
8.	Aluminum works	:	Nil
9.	Aluminum hand rails	:	Nil
10.	False ceiling	:	Nil
	Total	:	Nil

Part E- (Miscellaneous)
(Amount in Rs.)

1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	Nil
3.	Separate water tank/ sump	:	Nil
4.	Trees, gardening	:	Nil
	Total	:	Nil

Part F- (Services)
(Amount in Rs.)

1.	Water supply arrangements	:	Nil
2.	Drainage arrangements	:	Nil
3.	Boundary wall	:	Nil
4.	C. B. deposits, fittings etc.	:	Nil
5.	Pavement	:	Nil
	Total	:	Nil



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	:	Rs. 1,52,61,960/=
Part- B	Building	:	Rs. Nil
Part- C	Extra Items	:	Rs. Nil
Part- D	Amenities	:	Rs. nil
Part- E	Miscellaneous	:	Rs. Nil
Part- F	Services	:	Rs. Nil
	Average Prospective Rate Assessment	:	Rs. 1,52,61,960/=
	Say	:	Rs. 1,52,60,000/=
	Prospective Market Assessment		Rs. 1,52,60,000/=
	Realizable Assessment		Rs. 1,37,30,000/=
	Distress Assessment		Rs. 1,29,70,000/=

Rupees - One Crore Fifty Two Lacks and Sixty Thousands Only

(Valuation:- Here the approved valuer should discuss in detail has approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicates how the value has been arrived at, supported by necessary calculation. Also such aspects as i) Saleability ii) Likely rental value 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.



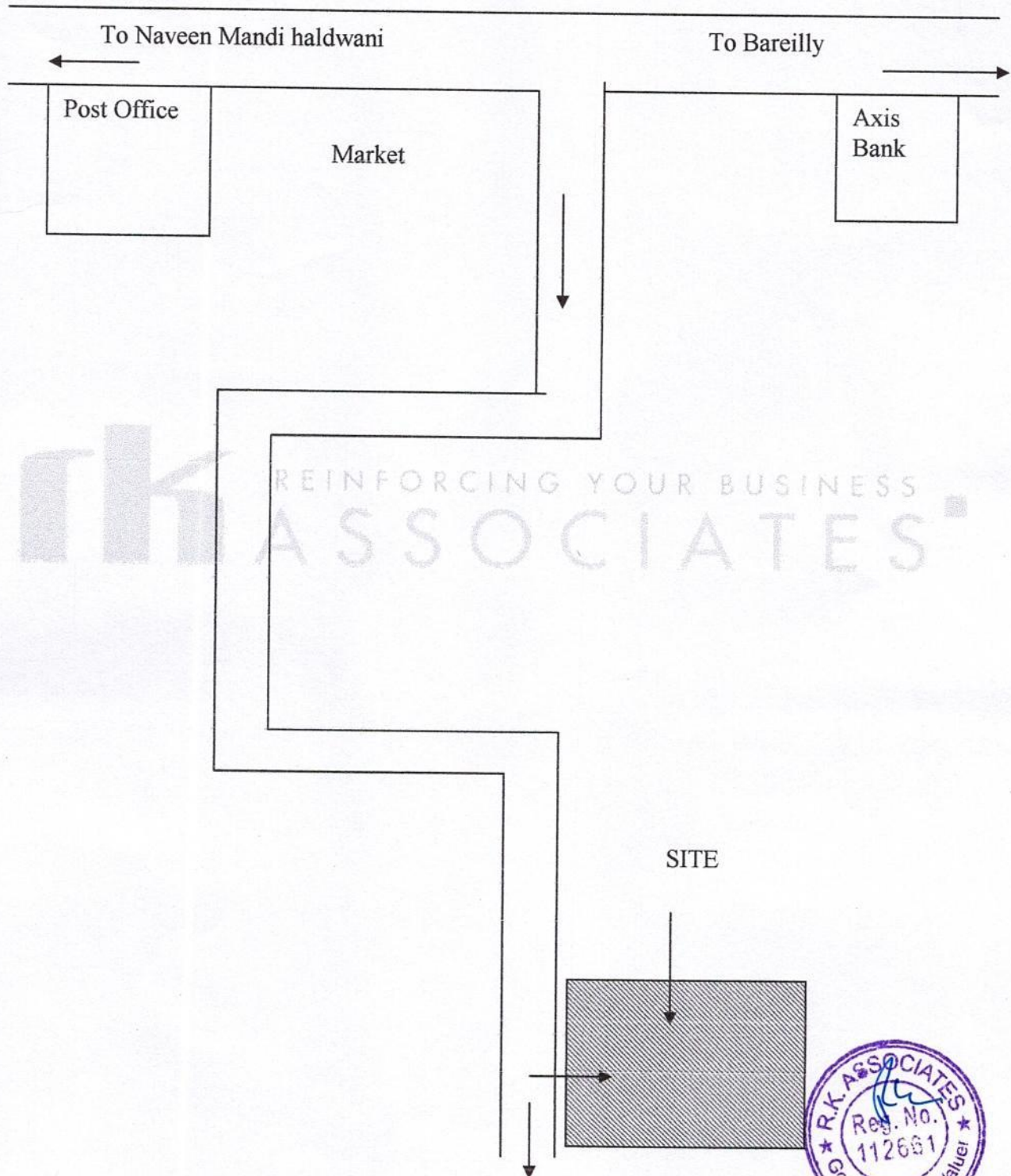
As as result of may appraisal and analysis, it is my considred openion that the present fair market value of the above property in the prevailing condition with aforesaid specification is Rs. **1,52,60,000.0 (Rupees- One Crore Fifty Two Lacks and Sixty Thousands Only.** The Realizable Value of above property is Rs. **1,37,30,000.00** and Distress Value is Rs. **1,29,70,000.00**

Place- Shahjahanpur

Date- 10.09.2021

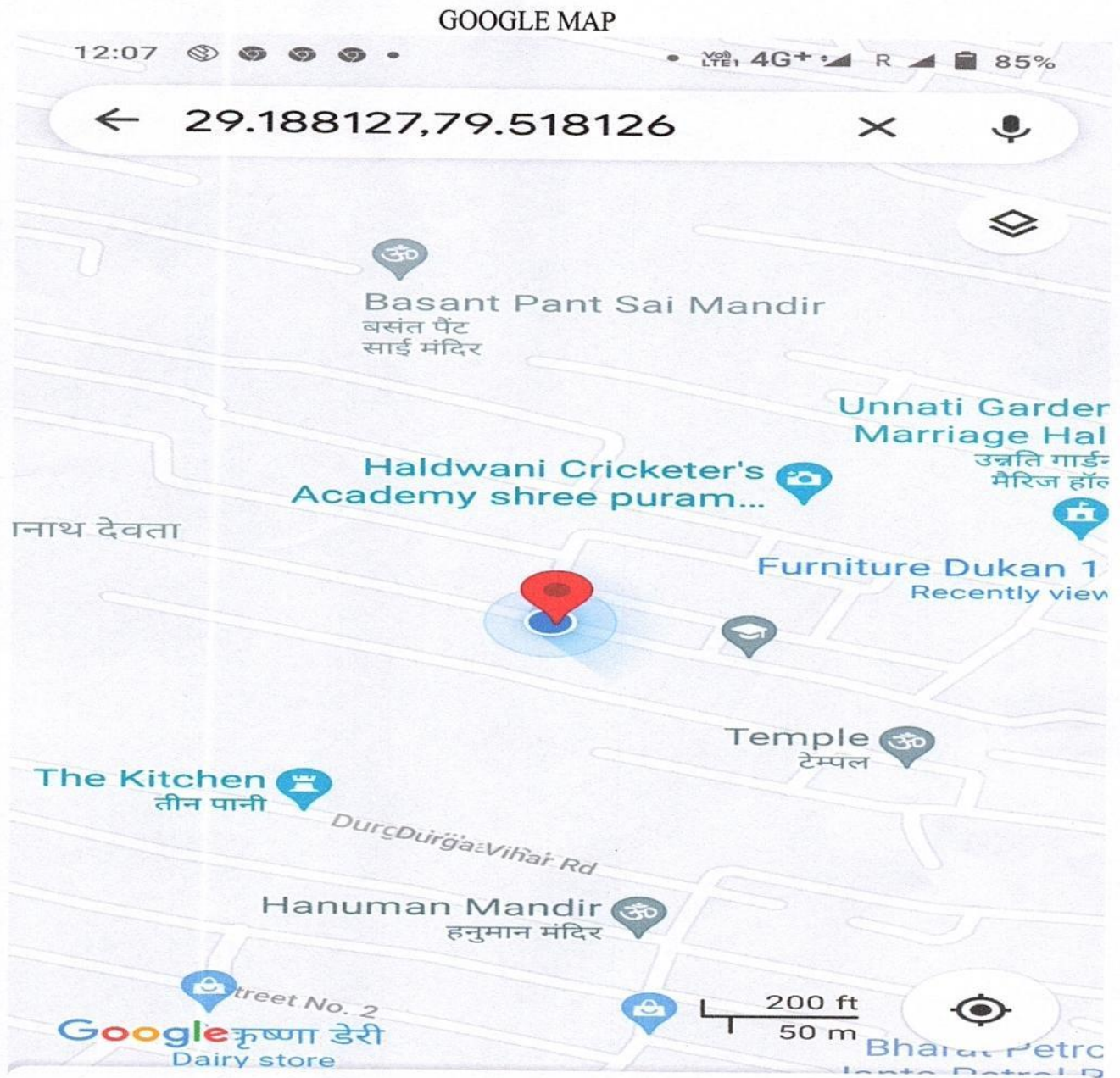


KEY/SITE – PLAN OF VALUED PROPERTY



PHOTOGRAPH OF VALUED PROPERTY



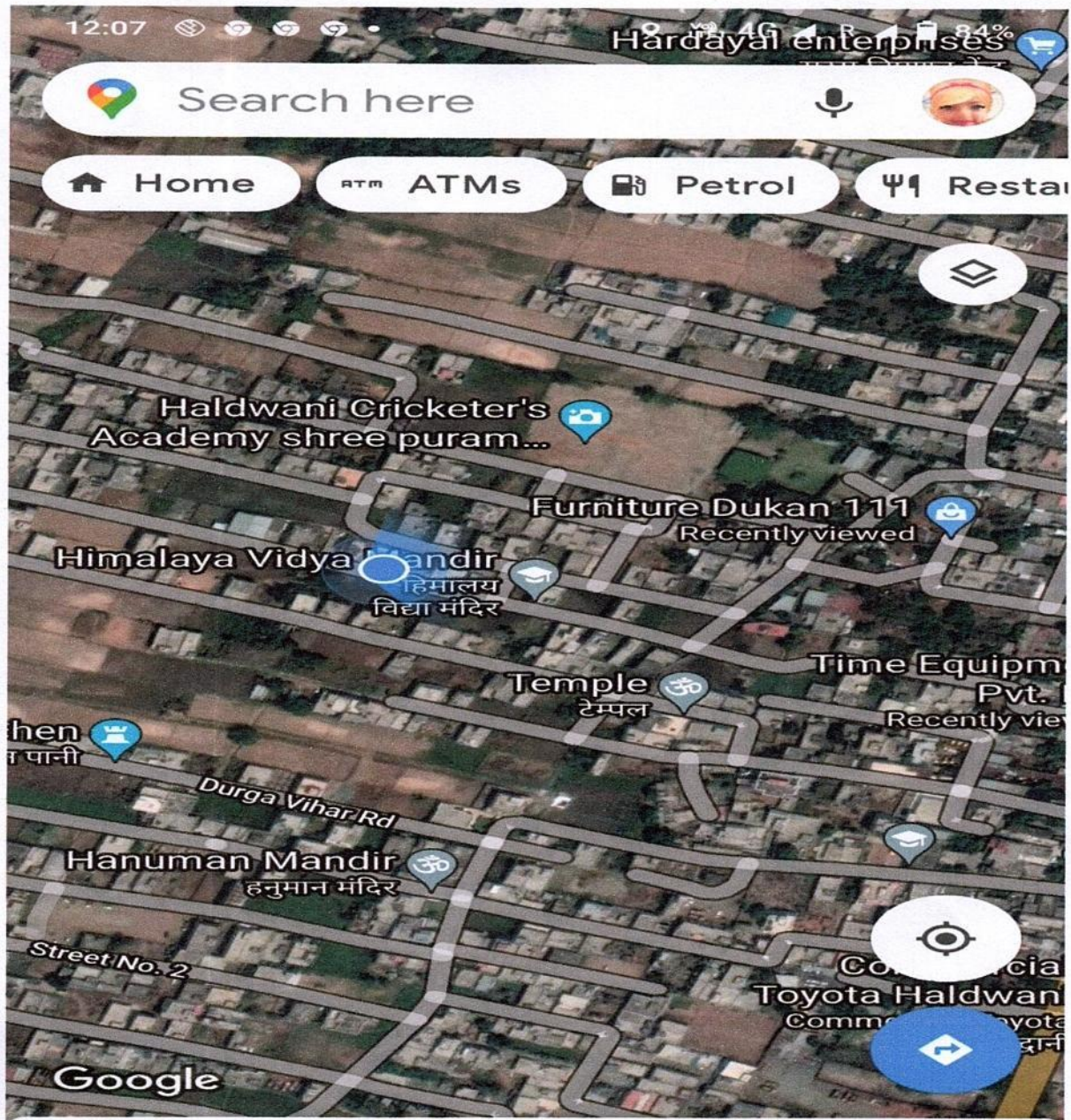


Dropped pin

Near ITI Bareilly Rd, Transport Nagar, Manpur P...

Directions Start Save





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Explore Go Saved Contribu... Updates



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. _____ (Rupees _____ only).

Signature
(Name of the Branch
Manager with Official seal)

Date:-

