

# VALUATION REPORT

OF Land Only (Residential Use)

FOR Smt. Jayanti Negi W/o Sh. Mahendra Singh Negi

LOCATION Village - 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)**

**₹ 13046610.00**

*Rupees One Crore Thirty Lacs Forty Six Thousand Six Hundred Ten Only*

**Realizable value of property (Land Only)**

**₹ 11741949.00**

*Rupees One Crore Seventeen Lacs Forty One Thousand Nine Hundred Forty Nine 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





# M S NEGI & ASSOCIATES

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

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E-Mail-ar.msneji@gmail.com  
GST No. 05ACQPN1216P1Z9

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

Date: July 23, 2021  
Ref. No.: MSN/Val-0948/21-22

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

## **Subject :- Valuation report of Property (Land Only) of Smt. Jayanti Negi W/o Sh. Mahendra Singh Negi**

This is to certify that immovable property (Land Only) belongs in the Name of Smt. Jayanti Negi W/o Sh. Mahendra Singh Negi, R/o- Vill Dhaulakheda, Tehsil- Haldwani, Distt.- Nainital, Uttarakhand

The aforesaid property is situated at Village - 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 Khasara No.- 557 Min
- The total land area is 318.21 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 Smt. Jayanti Negi W/o Sh. Mahendra Singh Negi in as per registered sale deed & Khata Khatauni.

As on date Fair Market Value, Realizable Value, Distress Value and Guideline Value of the property as Govt. approved Circle rate as below :-

<b>Fair Market Value of property (Land Only)</b>	<b>₹ 13046610.00</b>
<i>Rupees One Crore Thirty Lacs Forty Six Thousand Six Hundred Ten Only</i>	
<b>Realizable value of property (Land Only)</b>	<b>₹ 11741949.00</b>
<i>Rupees One Crore Seventeen Lacs Forty One Thousand Nine Hundred Forty Nine Only.</i>	
<b>Distress value of property (Land Only)</b>	<b>₹ 11089619.00</b>
<i>Rupees One Crore Ten Lacs Eighty Nine Thousand Six Hundred Nineteen Only.</i>	
<b>Guideline value of property as per govt. approved circle rate (Land Only)</b>	<b>₹ 11137350.00</b>
<i>Rupees One Crore Eleven Lacs Thirty Seven Thousand Three Hundred Fifty 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 22, 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 22, 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) : Smt. Jayanti Negi W/o Sh. Mahendra Singh Negi
- 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. : Khasara No.- 557 Min
- b) Door No. : N/A (Land Only)
- c) T. S. No. / Village : Village - Haldwani Talli, Pargana
- d) Ward / Taluka : Tehsil- Haldwani
- e) Mandal / District : Nainital
- 7- Postal address of the property : Village - 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	Property of Sh. Sardar Indrajeet Singh	Property of Sh. Sardar Indrajeet Singh
South	12 ft Wide Rasta	12 ft Wide Rasta
East	Land of Sh. Mahendra Singh Negi	Land of Sh. Mahendra Singh Negi
West	Land of Smt. Bhagwati Bhatt	Land of Smt. Bhagwati Bhatt

### 14- 14.1 Dimensions of the site

	<u>As per sale deed:-</u>	<u>As per actual Site:-</u>
North	69.88 ft	69.88 ft
South	69.88 ft	69.88 ft
East	49 ft	49 ft
West	49 ft	49 ft

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

15- Extent of the site : 318.21 Sqm.

16- Extent of the site considered for valuation (least of 14 A : 318.21 Sqm.

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

### I- CHARACTERISTICS OF THE SITE

- |  |  |
|--|--|
| 1- Classification of locality  | : Semi Urban Area  |
| 2- Development of surrounding areas  | : Residential/ commercial 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  | : by 12 ft Wide rasta from South side.                         |
| 12- Type of road available at present  | : Non 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?


: No

18- Advantage of the site

- 1- The aforesaid property is located at 50 mtr (approx) distance form Haldwani-Lalkuan (Bareilly road).
- 2- The said property is one side open which is connected by 3.658 Mtr.(12 ft) Wide rasta from South 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

: 318.21 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.  
41000/- to 45000/- Sqm.

### 4- Guideline rate obtained from the Registrar's Office

(an evidence thereof to be enclosed)

: @ Rs. 35000/-per Sqm.

Hence land value =( 318.21 x 35000/- )

₹ 11137350.00

Rupees One Crore Eleven Lacs Thirty Seven Thousand Three Hundred Fifty Only.

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

The Govt. approved circle rate of the property is Rs. 35000.00/- per Sq.m. for Non- Agriculture land in this locality. The aforesaid property is located at 50 mtr (approx) distance form Haldwani-Lalkuan (Bareilly road). The said property is one side open which is connected by 3.658 Mtr.(12 ft) Wide rasta from South 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.41000/- per Sqm.

### 6- Estimated value of land

: Rs. 13046610.00

Rupees One Crore Thirty Lacs Forty Six Thousand Six Hundred Ten 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

₹

13046610.00

Rupees One Crore Thirty Lacs Forty Six Thousand Six Hundred Ten Only

Realisable Value of Property

₹

11741949.00

Rupees One Crore Seventeen Lacs Forty One Thousand Nine Hundred Forty Nine Only.

The book value of the property as of

₹

-

The distress value of the property

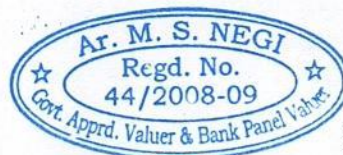
₹

11089619.00

Rupees One Crore Ten Lacs Eighty Nine Thousand Six Hundred Nineteen 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 ₹ 13046610.00 Rupees One Crore Thirty Lacs Forty Six Thousand Six Hundred Ten Only

**Date-** July 23, 2021

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



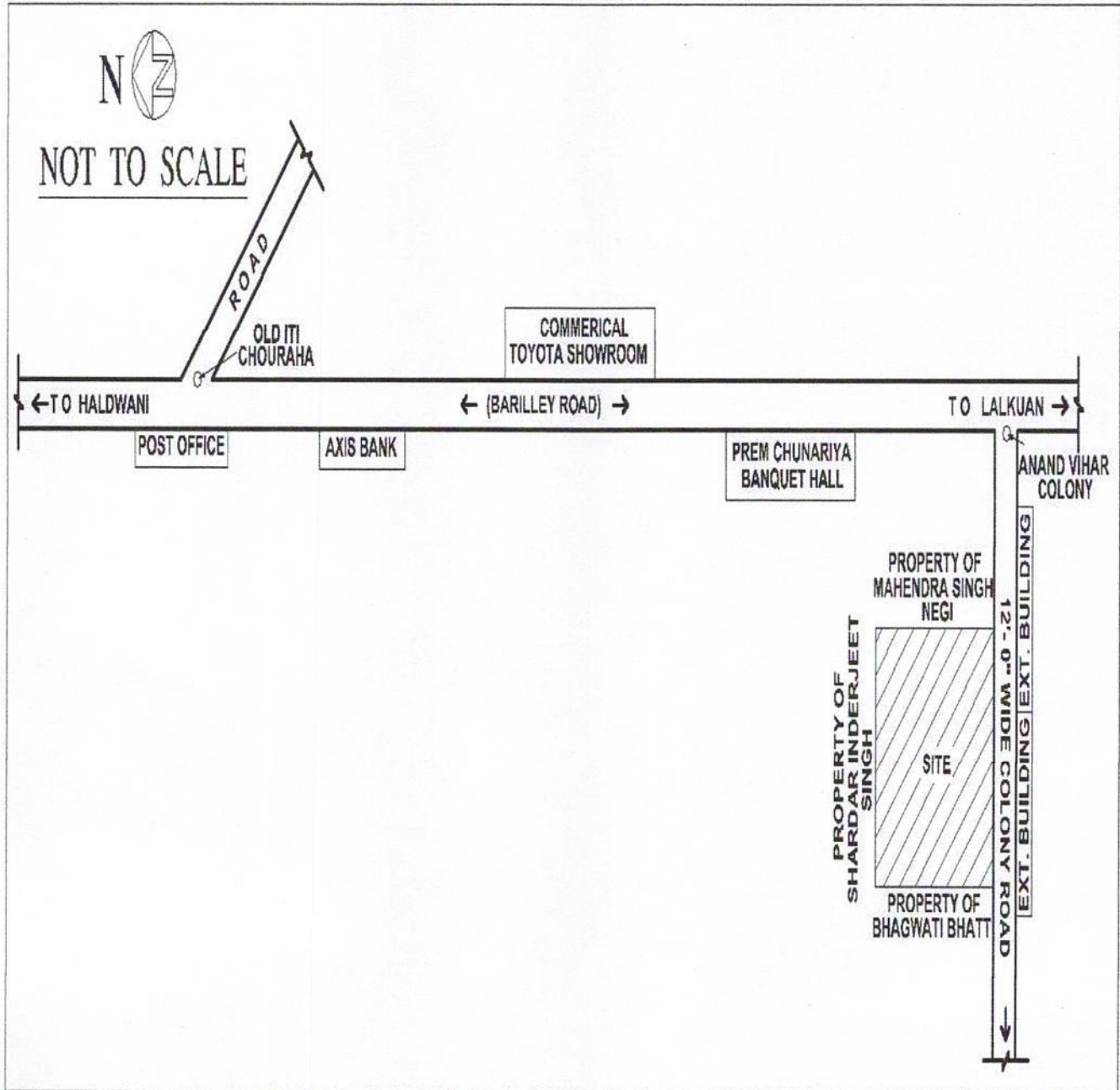
# CIRCLE RATE

43

तहसील हल्द्वानी जगपद नैनीताल के प्रमुख मार्गों पर स्थित क्षेत्र की सर्किल दरें												
क्र.सं.	प्रमुख मार्ग/मोहल्ले/राजस्व प्राप्ति के क्षेत्र	प्रमुख मार्ग / मोहल्ले/ राजस्व प्राप्ति के नाम	क्षेत्र	सामान्य दर (Base Rate)								
				कृषि भूमि की दर (प्रति हेक्टेयर लक्ष रु० में)	अक्षयि (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)		
					0 से 50 मीटर तक	50 मीटर से अधिक 200 मीटर तक		दुकान रेस्टोरेंट कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	प्रथम श्रेणी पक्का	द्वितीय श्रेणी पक्का	
1	2	3	4	5	6	7	8	9	10	11	12	13
		15	नहर कवरिंग मार्ग- कातरैस से नगवल्ली धौलहा तक	नगर	420	30000	25000	42000	64500	60000	12000	7000
		16	नगवल्ली घाट से आगे से गुरोत्ता दिवाली हॉस्पिटल तक	नगर	420	35000	28000	47000	70000	65500	12000	7000
		17	नवीन बग्गी के आगे से सिटी हॉस्पिटल तक	अर्धनगरीय	420	35000	25000	47000	67000	62500	12000	7000
		18	कुसुमधेरा बौराह के आगे से कलापरिक तक	नगर	350	30000	23000	42000	64500	60000	12000	7000
		19	देवतचौक चौक से विरता स्कूल तक	अर्धनगरीय	410	30000	25000	42000	61500	57000	12000	7000
5	E	20	मुवाली चौक के आगे से कुसुमधेरा चौक तक	नगर	420	35000	25000	47000	70000	65500	12000	7000
		21	नैनीताल मोटर्स के आगे से हरिपुर मोटिया तहसील सीमा तक	अर्धनगरीय	400	25000	20000	37000	56000	51500	12000	7000
		22	नदबी रोड (दुर्गा सिटी रोड) से कालदूरी रोड तक	नगर	750	35000	30000	47000	70000	65500	12000	7000
6	F	23	कटरिया के आगे से लामावही धौलहा तक (बाया फ्लेहुर)	अर्धनगरीय	210	20000	15000	32000	50500	46000	12000	7000
		24	राजपुर रोड- सिन्धी चौक से गुरोत्ता दिवाली हॉस्पिटल तक	नगर	750	40000	35000	52000	75500	71000	12000	7000

अपर विभाधिकारी (वि०/रा०)  
नैनीताल.



LOCATION PLANSITE LOCATION PLAN PROPERTY OF SMT. JAYANTI NEGI

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

Date- July 23, 2021

Place- Ramnagar



**SITE PHOTOGRAPHS**



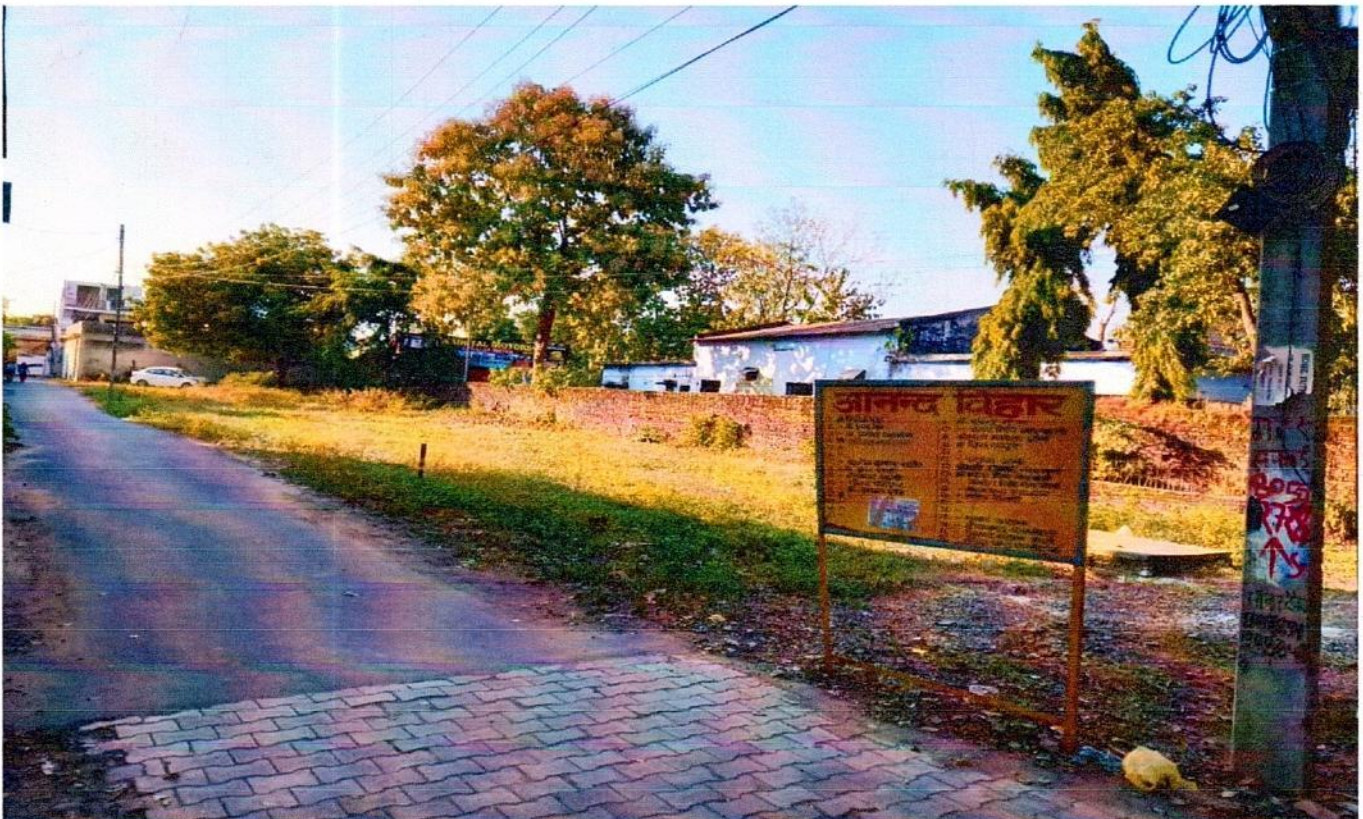
**Front Views of Property**

Date- July 23, 2021  
Place- Ramnagar



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



**SITE PHOTOGRAPHS****Side Views of Property Showing Road**

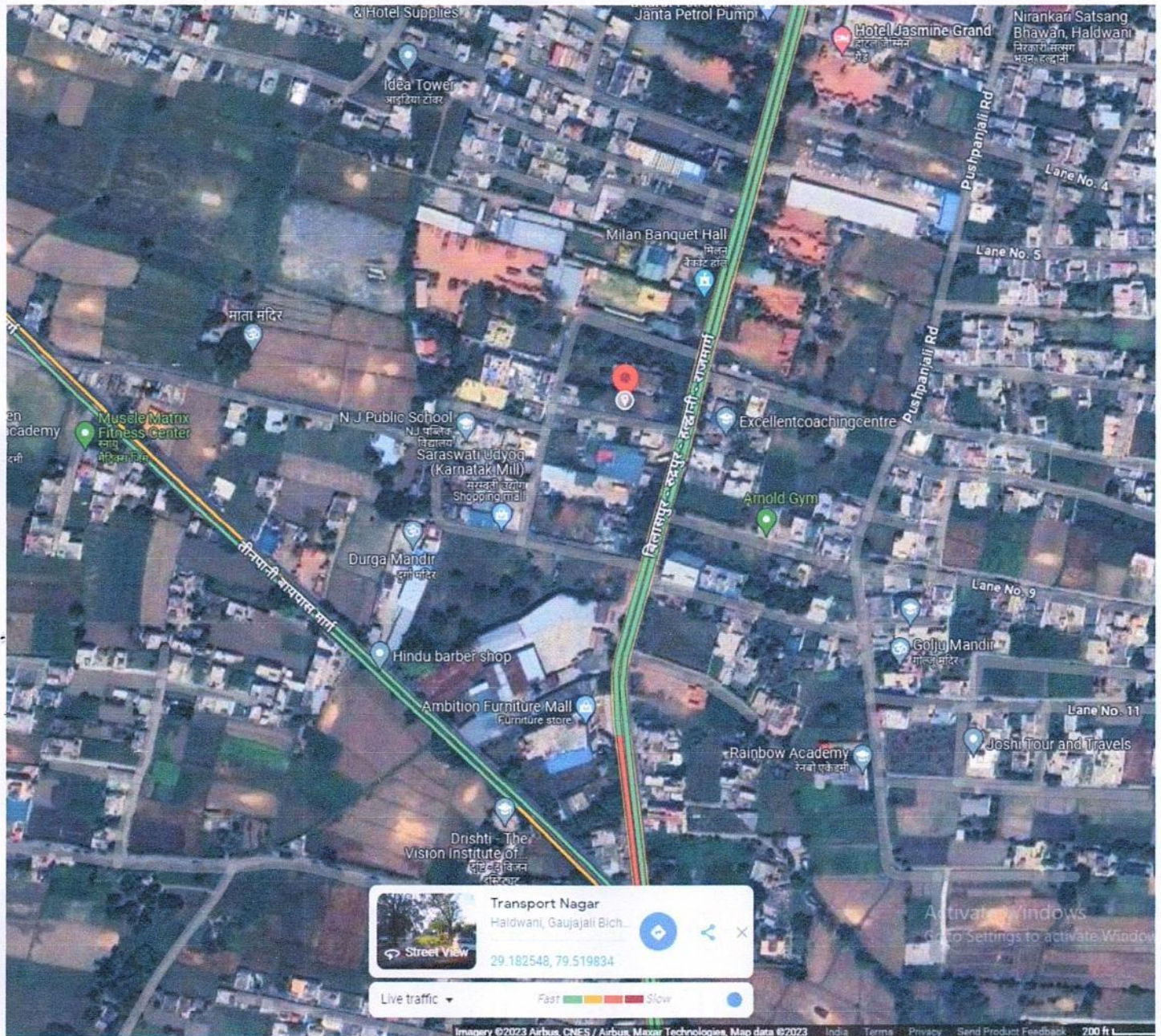
Date- July 23, 2021  
Place- Ramnagar

MS Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



Ar. M.S NEGI  
Signature and seal of  
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GOOGLE MAP29.182548, 79.519834

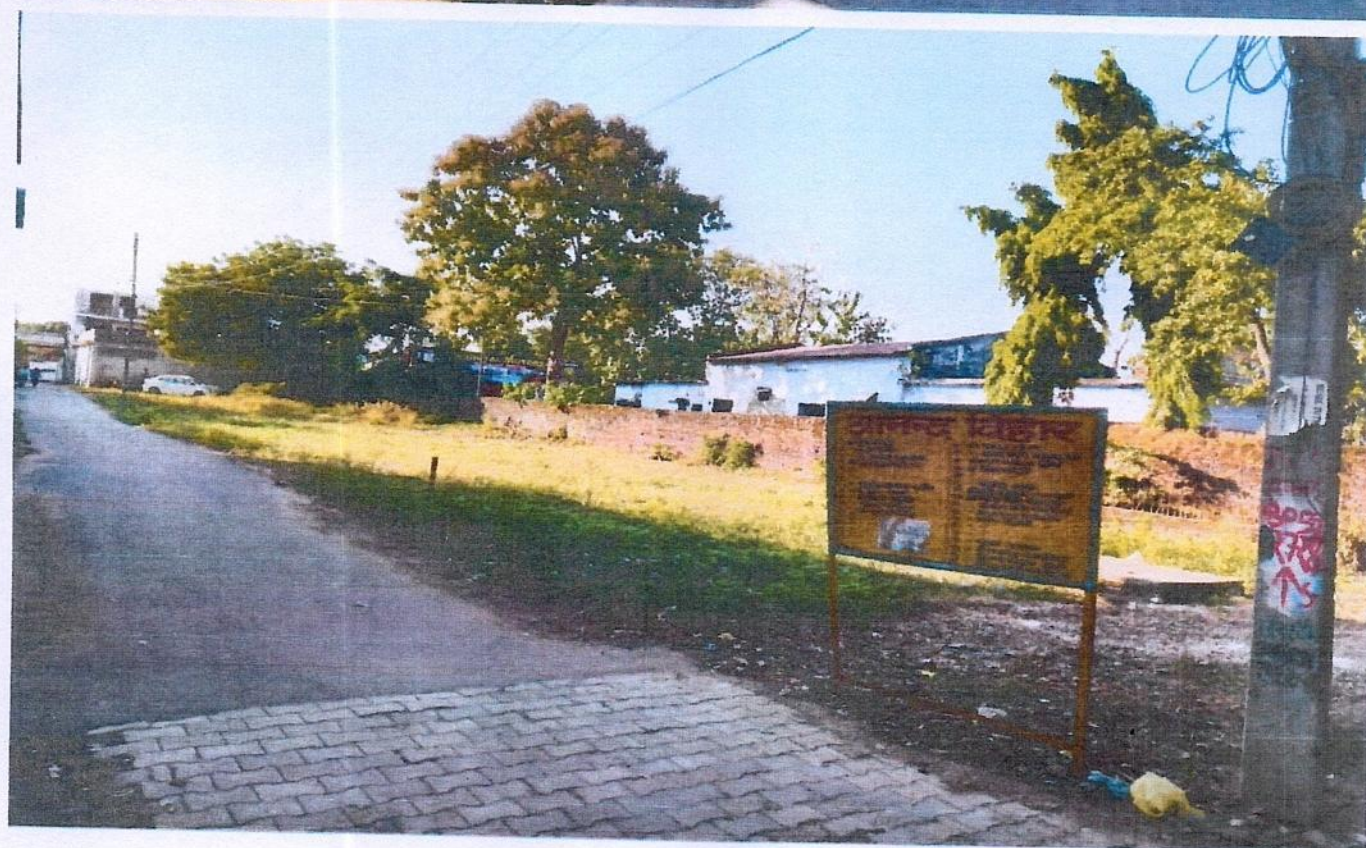
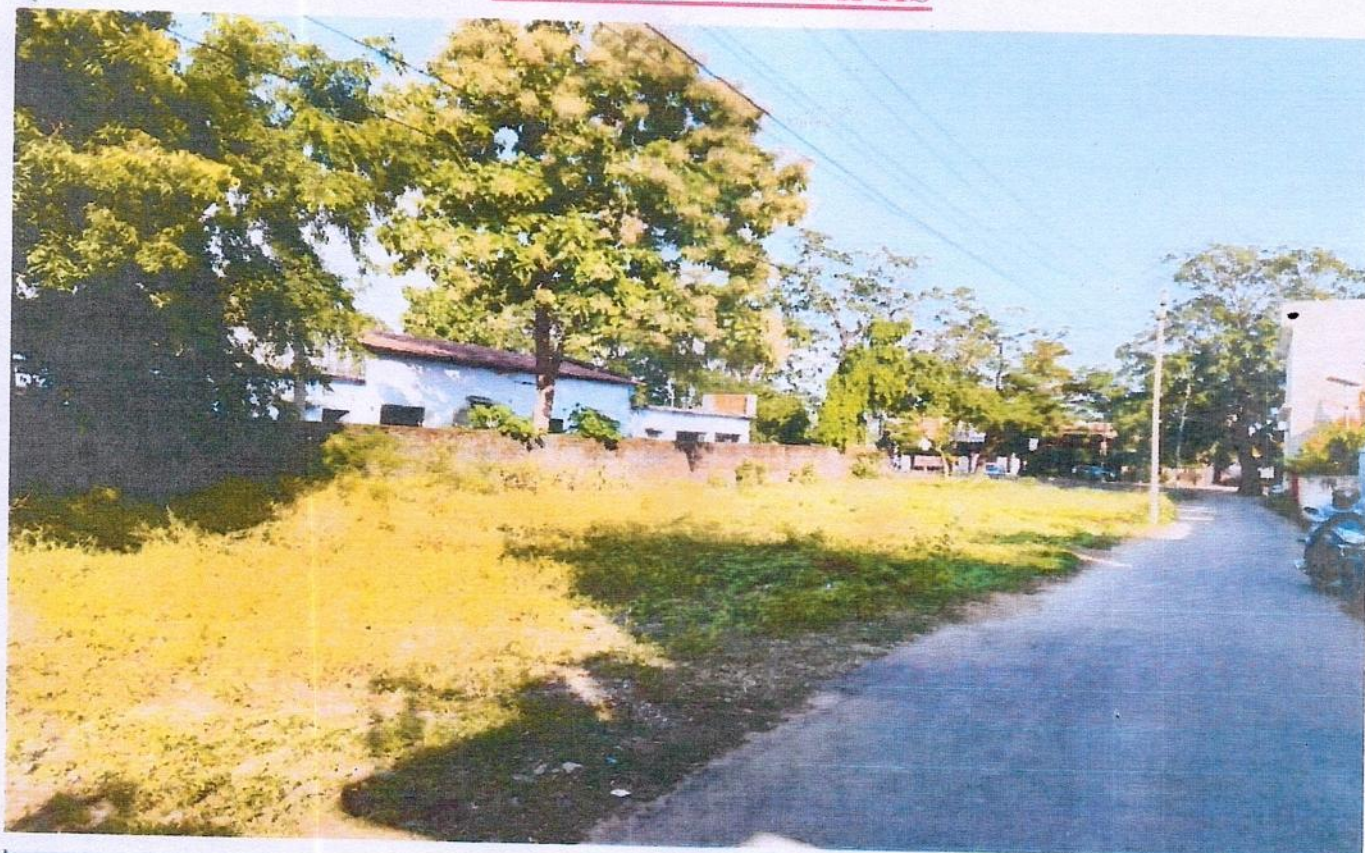
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Ar. M. S. NEGI  
Signature and seal of  
Registered Valuer



SITE PHOTOGRAPHS



Side Views of Property Showing Road

Date- July 23, 2021

Ar. M. S. NEGI  
Regd. No.  
44/2008-09

Ar. M.S NEGI  
Signature and seal of



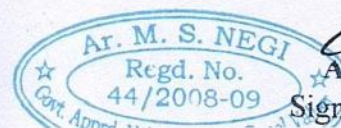
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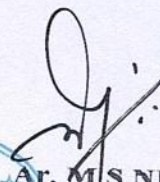
ENCLOSURE 'D'



Front Views of Property

Date- July 23, 2021  
Place- Ramnagar



  
Ar. M. S. NEGI  
Signature and seal of



