

HARIPRIYA ASSOCIATES PVT LTD.



REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

To,

The Branch Manager
Bank of India,
Dadri Branch, G.B Nagar.

Ref: - Reference to your Telephonic discussion on dated: date: 05.01.2023

Sub: - Submission Of Valuation Report For The Immovable Property Mr. Ved Prakash Garg S/o Shyam Lal Garg, Site- Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P.

Dear Sir,
Best Wishes!

Thank you very much for utilizing our service again for the valuation job. We are herewith submitting the necessary valuation report with required assessment of the assets to be valued with all the necessary enclosures.

Description	Market Value in Rs.	Realizable Value in Rs.	Distress Sale in Rs.
Mr. Ved Prakash Garg S/o Shyam Lal Garg, Site- Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P.	Rs.43,70,000.00	Rs.39,33,000.00	Rs.37,15,000.00

Hope the report is in order and would be sufficient to enable your good office to proceed further in the matter, issued without prejudice.

We hope forward for further cases of valuation.

Kindly acknowledge receipt of the same.

Thanking You!

Yours Truly

For M/s Haripriya Associates Pvt Ltd.

Encl:-Valuation Report.



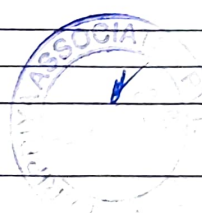
BANK OF INDIA

DADRI BRANCH, G.B NAGAR.

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 know the fair market value
a	Date of inspection	:	05.01.2022
2.	b Date on which the valuation is made	:	06.01.2022
3.	List of documents produced for perusal	:	
i)	Old Valuation	:	Photo copy of old valuation report by M/s A.K. & Associates on Dated: 24.08.2015
4a.	Name of the owner(s) and his / their address (es)with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Ved Prakash Garg S/o Shyam Lal Garg, Site- Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P..
4b.	Name of the Borrower	:	Mr. Ved Prakash Garg S/o Shyam Lal Garg, Site- Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P. Mob- 9990735036
5.	Brief description of the property (Including leasehold / freehold etc)	:	Site- Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P.
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot of Khasra no. 719
b)	Door No.	:	--
c)	T. S. No. / Colony	:	Nai Abadi
d)	Ward / Taluka / Khasra no	:	Khasra no. 719
e)	Mandal / District	:	Distt. Gautam Budh Nagar
7.	Postal address of the property	:	Plot of Khasra no. 719, Gali no. -2, Mohalla -Nai Abadi (Hanuman Puri), Kathera Road Sikandrabad Wala kasba-Dadri, Distt- Gautam Budh Nagar, U.P.
	City / Town	:	City
	Residential Area	:	Yes
	Commercial Area	:	No
8.	Industrial /Agricultural Area	:	No
9.	Classification of the area	:	
i)	High / Middle / Poor	:	Middle Class
ii)	Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit /Village Panchayat / Municipality	:	Dadri Nagar Nigam





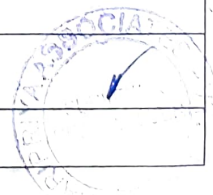
HARIPRIYA ASSOCIATES PVT LTD.

REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	:	NA
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA
13.	Boundaries of the property		As Per Documents (As Per Document)
	North	:	Plot of Baldev Raj
	South	:	Rasta
	East	:	Plot of Ram Chander
	West	:	Plot of Neelam Rani
	Boundaries of the property	:	As Verified Site
	North East	:	Plot of Baldev Raj
	South West	:	Rasta
	South East	:	Plot of Ram Chander
	North West	:	Plot of Neelam Rani
14.	Dimensions of the site	:	
	North	:	
	South	:	96.00 Sq Yards Or say 80.26 Sq Mtr (As per Document)
	East	:	
	West	:	
14.	Latitude, Longitude and Coordinates of the site	:	Latitude : 28°32'59.9"N Longitude : 77°33'10.4"E
15	Extent of the site	:	96.00 Sq Yards Or say 80.26 Sq Mtr (As per Document)
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	96.00 Sq Yards Or say 80.26 Sq Mtr (As per Document)
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	:	Middle
2.	Development of surrounding areas	:	Surrounded by Residential
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1 to 2 K.M
5.	Level of land with topographical conditions	:	Leveled



PLOT NO-C-16-1st Floor, Gurunanakpura (Near Om Hotel) Laxminagar, Delhi-110092, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar, Kolkata, Raipur, Hyderabad, Tata.

E-mail:hapl2433@gmail.com. subashsabab@gmail.com, Website: <https://haripriyaassociates.business.site>



5.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Residential use
8.	Any usage restriction	:	Residential use
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	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 Ft
14.	Is it a land – locked land?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system	:	Yes
17.	Is power supply available at the site?	:	Yes
18.	Advantage of the site	:	
	1.	:	Road Available
	2.	:	
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 sea-coast / tidal level must be incorporated)	:	----
	1.	:	-----
	2.	:	-----

Part – A (Valuation of land)

	Size of plot	:	Rectangular
1.	North & South	:	-do-
	East & West	:	-do-
2.	Total extent of the plot	:	96.00 Sq Yards Or say 80.26 Sq Mtr (As per Document)
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.25,000.00 /- To Rs.30,000.00 /- Per Sq. yds
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	(a) Land Rs.5,700/- per sq. mt X 80.26 Sq Mtr Rs.4,57,482.00 (b) Construction Rs.9,500/- per sq. mt X 218.87 sq. mt Rs.20,79,265.00 Total Guideline Value (a+b) Rs.25,36,747.00
5.	Assessed / adopted rate of valuation	:	Rs.27,000.00/- Per sq. Yards

HARIPRIYA ASSOCIATES PVT LTD.



REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

6.	Estimated value of land	:	Rs.27,000.00 /- per sq.mt X 96.00 Sq Yards Rs.25,92,000.00
----	-------------------------	---	----------------------------------------------------------------------

Part – B (Valuation of Building)

	Technical details of the building	:	
a)	Type of Building (Residential / Commercial/ Industrial)	:	Residential
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC
c)	Year of construction	:	1998 & 2016
d)	Number of floors and height of each floor including basement, if any	:	B+ G.F+ F. Floor & S.F storey building
e)	Plinth area floor-wise	:	B-324 Sq. ft G.F-816 Sq. ft. F. Floor-816 Sq. ft. S.F- 400 Sq. ft
f)	Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Poor
	ii) Inferior – Excellent, Good, Normal, Poor	:	Poor
g)	Date of issue and validity of layout of approved map / plan	:	Not made available property already mortgage in bank
h)	Approved map / plan issuing authority	:	Not made available property already mortgage in bank
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Not made available property already mortgage in bank
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	
1.	Foundation	RCC
2.	Basement	Yes
3.	Superstructure	Brick work
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors & Glazed windows
5.	RCC works	Column, Chaja, Lintel, Slab, etc.
6.	Plastering	Yes
7.	Flooring, Skirting, dadoing	Yes

PLOT NO-C-16-1st Floor, Gurunanakpura (Near Om Hotel) Laxminagar, Delhi-110092, Mob:- 08467992433. 09437002433 (INDIA)

BRANCH OFFICE AT : Bhubaneswar, Kolkata, Raipur, Hyderabad, Tata.

E-mail:hapl2433@gmail.com. subashsabat@gmail.com, Website: <https://haripriyaassociates.business.site>

HARIPRIYA ASSOCIATES PVT LTD.



REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

Special finish as marble, granite, wooden paneling, grills, etc	Yes
Roofing including weather proof course	Gutter slab
Drainage	Yes

Details of valuation Building

Sr. no.	Particulars of item	Plinth area in Sq. ft	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	Basement	324 Sq. ft	10	25 Year	Rs.1000- sq ft	Rs.3,24,000.00	Rs.1,21,500.00	Rs.2,02,500.00
2	G. Floor	816 Sq. ft	10	25 Year	Rs.1250- sq ft	Rs.10,20,000.00	Rs.3,82,500.00	Rs.6,37,500.00
3	F. Floor	816 Sq. ft	10	25 Year	Rs.1250- sq ft	Rs.10,20,000.00	Rs.3,82,500.00	Rs.6,37,500.00
4	S. Floor	400 Sq. ft	10	25 Year	Rs.1200- sq ft	Rs.4,80,000.00	Rs.1,80,000.00	Rs.3,00,000.00
Total								Rs.17,77,500.00

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

Portico	:	
Ornamental front door	:	
Sit out/ Verandah with steel grills	:	
Overhead water tank	:	Included in cost of construction
Extra steel/ collapsible gates	:	
Total	:	

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

Wardrobes	:	
Glazed tiles	:	
Extra sinks and bath tub	:	
Marble / Ceramic tiles flooring	:	
Interior decorations	:	
Architectural elevation works	:	Included in cost of construction
Paneling works	:	
Aluminum works	:	
Aluminum hand rails	:	
False ceiling	:	
Total	:	

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

PLOT NO-C-16-1st Floor, Gurunanakpura (Near Om Hotel) Laxminagar, Delhi-110092, Mob:- 08467992433. 09437002433 (INDIA)
 BRANCH OFFICE AT : Bhubaneswar , Kolkata, Raipur, Hyderabad, Tata.
 E-mail:hapl2433@gmail.com, subashsabat@gmail.com, Website: <https://haripriyaassociates.business.site>



HARIPRIYA ASSOCIATES PVT LTD.

REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

1.	Separate toilet room	:	}	
2.	Separate lumber room	:		
3.	Separate water tank/ sump	:		Included in cost of construction
4.	Trees, gardening	:		
	Total	:	}	

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

Part F- (Services)		(Amount in Rs.)	
1.	Water supply arrangements pho Supply Bore Well	:	
2.	Drainage arrangements	:	
3.	Compound wall & Grill Gate	:	} Included in cost of construction
4.	C. B. deposits, fittings etc.	:	
5.	Stair Hall	:	
6.	Over head Water tank	:	
7.	Extra Toilet	:	
8.	Parapet wall	:	
	Total	:	

Total abstract of the entire property

Part- A	Land	:	Rs.25,92,000.00
Part- B	Building	:	Rs.17,77,500.00
Part- C	Extra Items	:	---
Part- D	Amenities	:	----
Part- E	Miscellaneous	:	----
Part- F	Services	:	----
	Total	:	Rs.43,69,500.00
	Or Say	:	Rs.43,70,000.00

ASSUMPTION

1. Assuming genuineness of the original title deed relating to this property is Correct.
2. Assuming the genuineness of data as provided by Branch Head, Bank of India is correct.
3. Assuming the Land of the Property is approved from the concern department.
4. Assuming identification of the right Property by identifier is correct.
5. Assuming the Documents not produced for us verification are genuine.
6. Assuming Documents Collected by us are correct.

[Handwritten signature]

HARIPRIYA ASSOCIATES PVT LTD.



REF. NO. HAPL/NDLS/BOI/BV-4483(28-28-215)/2022

DATE:06/01/2023

(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 **Rs.43,70,000.00** (Rupees Fourty Three Lac Seventy Thousand only). The Realizable value of the above property is **Rs.39,33,000.00** (Rupees Thirty Nine Lac Thirty three Thousand only). & Forced/Distress Sale value of the above property is **Rs.37,15,000.00** (Rupees Thirty Seven Lac Fifteen Thousand only).

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).

(Name of the Branch Manager with Official seal)

Date:

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure -V)

Place: New Delhi

Date : 06.01.2023





Circle rates

127/1144	नई आबादी	दादरी	नगरीय	5,700
127/1144	नीलकण्ठ वाटिका	दादरी	नगरीय	5,700
130/1156	मेताजी नगर	दादरी	नगरीय	7,000
130/1156	निर्मल विहार	दादरी	नगरीय	7,000
119/1085	नगला घमरु	दादरी	अर्धनगरीय	5,000
120/1088	नगला नैनसुख	दादरी	अर्धनगरीय	4,500
119/1083	नगला किरानी	दादरी	ग्रामीण	5,500
121/1106	नूरपुर	दादरी	ग्रामीण	4,500
126/1141	प्रीत विहार	दादरी	नगरीय	7,000
128/1145	पिक सिटी	दादरी	नगरीय	7,700
128/1146	पद्मवती कॉलोनी	दादरी	नगरीय	7,700
128/1148	प्रताप विहार	दादरी	नगरीय	7,700
128/1151	प्रेम वाटिका	दादरी	नगरीय	7,700
123/1130	पंजाबियान	दादरी	नगरीय	9,500
110/1031	पतवादी	दादरी	अर्धनगरीय	8,500
113/1039	पाती	दादरी	ग्रामीण	5,000
120/1099	प्याबली राजपुर	दादरी	ग्रामीण	4,500
121/1118	पटादी	दादरी	ग्रामीण	4,500
119/1078	पल्वा	दादरी	ग्रामीण	4,500
128/1146	फैन्डरा कॉलोनी	दादरी	नगरीय	7,700
120/1090	फूलपुर	दादरी	अर्धनगरीय	4,500
123/1125	ब्रह्मपुरी	दादरी	नगरीय	12,000
126/1141	बाबाजी विहार	दादरी	नगरीय	7,700
127/1144	बाबा नगर	दादरी	नगरीय	6,000
128/1147	बिहारी सिंह कॉलोनी	दादरी	नगरीय	7,700
128/1148	बागवतान	दादरी	नगरीय	7,700
128/1149	बेद विहार (नहर विभाग के नियंत्रण में) के पक्ष	दादरी	नगरीय	7,700

राष्ट्रीय महानिरीक्षक विद्यमान द्वितीय
जनपद गौतमबुद्धनगर

अपर निरीक्षक (30/रा0)
जनपद गौतमबुद्धनगर

Big Name
अलायकारी
जनपद गौतमबुद्धनगर

19



DECLARATION

1. This report is prepared on request of the Authorized officer, Bank of India, Dadri Branch, G.B Nagar.
2. The Present Market Value of the above property in our considered opinion is **Rs.43,70,000.00** if in Free hold condition with all related documents in ok condition & without any legal dispute.
3. The Present Realizable value in our considered opinion under distress Sale will be **Rs.37,15,000.00** if in Free hold condition with all related document in ok condition & without any legal dispute.
4. The property was physically inspected by our representative Mr. Pankaj Prasad On Dt-05.01.2022. Mob No-8527122433 & thereafter.
5. We have verified Photo copy of old valuation report by M/s A.K. & Associates on Dated: 24.08.2015.
6. It is an opinion based on the property physically identified by Mr. Mohit Ji Mob- 9990735036) appearing in the photograph along with our Executive
7. We were not produced with the following documents i.e. Electric Bill & other related documents.
8. Valuation is subject to variable opinion. The valuer or company is not liable for any claim or damage/ consequence whatsoever.
9. We are neither the auditors to the owner of the property (ies) nor their firms associates nor we are the statutory auditors to the branch from which the loan is proposed to be availed / already availed.
10. The information furnished above is true to the best of our knowledge and belief;
11. This valuation is prepared without any prejudice or bias to any person or institution.
12. The above valuation is valid only when documents shown & mentioned herein are genuine.
13. The legal aspects are not verified & considered in this valuation.
14. The value of Land & Building taken into account by making due enquiries in the locality and ascertaining the sales value of the properties in the Locality.
15. Any addition / Alterations made to the property after the date of valuation shall not fall under the scope of this report.
16. The value will vary with change in purpose, date, Legal complication if any, location change, etc.,
17. If this property is offered as Co-lateral security, the concern Financial Institution is requested to verify the extent and locality of the property with the latest legal opinion report.
18. The bank may kindly satisfy itself about the genuines of the original title deed relating to this property and also about the true identity of the person claiming to be the owner of the property.
19. This report will be utilized for above branch, bank and purpose, if utilized for other than this purpose, branch and bank, the undersigned is not at all responsible for any reason.
20. We have no direct or indirect interest in the property valued.
21. This report is prepared basing on available documents and discussions made with the Authorized officer, Bank of India, Dadri Branch, G.B Nagar.
22. If our appearance is required, we will be pleased to appear & give the necessary clarification, provided the fees for each appearance (including traveling, per diem and out of pocket expense) is pre determined in writing the acceptance of the assignment under reference.
23. For proper identification it should done through Revenue department.
24. After a deep local survey and market inquiry and a discussion made with nearest Local Enquiry we have assessed the Value.

Place: Delhi
Date:06/01/2022

Site Visitor
Mr. Pankaj Prasad

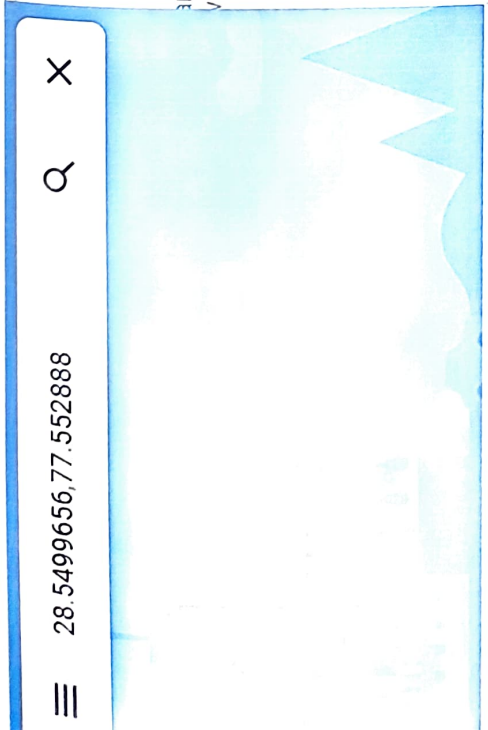
Approved Valuer

Banker's Approval

The Undersigned have inspected the property detailed in the Valuation Report dated on I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. by the approved valuer is realistic.

Date:-

Branch Manager/ Officer-in-charge
of Advance Department



28.5499656,77.552888



28°32'59.9"N 77°33'10.4"E

28.549966, 77.552888

- Directions
- Save
- Nearby
- Send to phone
- Share

Dadri, Uttar Pradesh 203207
GHX3+X5J Dadri, Uttar Pradesh

Map showing various locations in Dadri, Uttar Pradesh:

- Ola booking center
- Fish Shop
- DTDC COURIER
- PRINCE HOTEL & GUEST HOUSE
- Dadri Kotwali Aradhna Institute of Education
- Chopra Studio
- DVeggie Pizza
- Shyam Vatika
- Singhal Sweets
- Bhaji Box Specialist
- Navin Hospital
- Shubhangi Saree Center
- Rakesh Jewellers
- MID COOL AIR PROJECT
- Rahul Aadhti
- Raj Electronic
- Shine Pathology Lab
- KMP STUDY GROUP
- Noorani Masjid
- CANARA