

Building Point

Main Girital Mandir Road, Kashipur - 244713 (U.S.Nagar)

Architects , Engineers, Planners, Estimators

Govt. Approved Valuers , Panel Valuer of Banks & Surveyors

Architect - Vikas Agrawal - B.Arch. (M.A.C.T.Bhopal)

Chartered Valuer No.- CAT-I-F-4889, IBBI Registration no.- IBBI/RV/04/2020/13696

Mob. no. - 9837130772 (Ar. Vikas Agrawal) , Email id :- Buildingpoint123@gmail.com

Mob. No.- 9997706244, 8126000311 (Asst. Valuer - Shubham Agrawal)



S2

Date 28/04/2023

Ref no.- PNB_23_HDW_CS_ARFIA_E0130

Appendix- I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No. Particulars

Content

I Introduction

- 1 Name of Valuer
Ar.Vikas Agarwal , B.Arch .,C.A.92/14504,
A.I.V. -14-8A(2) , A.I.I.A. , F.I.V.
- 2 Date of inspection
27-04-2023
Title Deed Number and Date
Serial no. - 2566, Registered on dated- 24-03-2006
Date of Valuation
28-04-2023
- 3 Purpose of Valuation
Bank's Loan Purpose
- 4 Name of Property Owner/s
(Details of share of each owner in case of joint & Co-ownership)
Mrs. Arfia Khan W/o Mr. Waseem Ahmad
R/o - 155, Phase-II, Vasant Vihar, Dehradun
- 5 Name of Bank/HFI as applicable
P.N.B. Circle Sastra, Haldwani
- 6 Name of Developer of the Property
(in case of developer built properties)
N.A.
- 7 Weather occupied by the owner / tenant?
occupied by tenant, since how long?
Owner occupied

II Physical Characteristics of the Asset

- 1 Location of the property in the city
Plot no. / Survey No.
Door No.
T. S. No. / Village
Ward / Taluka
Mandal / District
Khasra no.- 319 & 320
N.A.
Mauza- Jakhan
Tehsil- Dehradun
Distt.- Dehradun

Prep. by- Shilpi

Page 1 of 18



Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

Architect - Vikas Agrawal , B.Arch , CA-92/14504, Approved Income Tax Valuer u/s 34 AB of
W.T.Act 1957, Cat - 8A(2)-14/2003, Approved Valuer F.I.V.-16202 , A.I.I.A. -15730
IBBI Registration no.- IBBI/RV/04/2020/13696

- 2 Municipal Ward No. N.A.
- 3 City / Town Residential
Residential area / Commercial area / Industrial area
- 4 Classification of the area
(a) High / Middle / Poor Middle
(b) Urban / Semi Urban / Rural Urban
- Coming under Corporation limit / Village Panchayat / Municipality Under Doon Development Authority
- 6 Postal address of the property **Site at Mauza- Jakhan, Pargana- Central Doon, Tehsil- & Distt.- Dehradun**
- 7 Latitude , Longitude and Coordinates of the site
Latitude- 30.360488
Longitude- 78.065606
- 8 Area of the plot/land (supported by a plan) **Land area - 2160 sqft. or 200.664 sqmt.**
- 9 Layout plan of the area in which the property is located N.A.
- 10 Development of Surrounding areas Mixed area
- 11 Details of Roads abutting the property Road in West
- 12 Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act.) or notified under agency area / scheduled area / cantonment area No
- 13 In case it is an agricultural land, any conversion to house site plots is contemplated No



14 Boundaries of the property

(a) As per deed :-

East	Other's land
West	20'-0" wide road
North	Other's prop.
South	Prop. of Shri Kalsiya

Land area - 2160 sqft. or 200.664 sqmt.

(b) As per Actuals :-

East	Other's land
West	20'-0" wide c.c. road
North	Other's prop.
South	House no.- 11/2 Prop. of Shri Kamlesh

Land area - 2160 sqft. or 200.664 sqmt.

Extent of the site considered for valuation (least of 14 a & 14 b)

Total land area of prop.

Land area - 2160 sqft. or 200.664 sqmt.

15 Description of Adjoining properties

	<u>As per deed</u>	<u>As per Actuals</u>
East	(30'-0")	(30'-0")
West	(30'-0")	(30'-0")
North	(74'-0")	(74'-0")
South	(70'-0")	(70'-0")

16 Survey no. if any

Khasra no.- 319 & 320

17 Type of Building (Residential / Commercial / Industrial)

Residential

18 Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of const., making alterations /additional constructions with details, full details of specifications to be appended along with building plans and elevations

As per valuation report

19 Plinth area , Carpet area and Saleable area to be mentioned separately and clarified

Plinth area- 3165 sqft. or 294.14 sqmt.
Carpet area- 2848.5 sqft. or 264.73 sqmt.
Saleable area - 2160 sqft. or 200.664 sqmt.



20 Any other aspect. None

III Town Planning Parameters

- | | |
|---|--|
| 1 Master plan provisions related to the property in terms of land use, | Residential |
| 2 Date of issue and validity of layout of approved map / plan | N.A. |
| 3 Approved map / plan issuing authority | N.A. |
| 4 Whether genuineness or authenticity of approved map / plan is verified | N.A. |
| 5 Any other comments by our empanelled valuers on authentic of approved plan | No |
| 6 Planning area/zone | Residential |
| 7 Development controls | Under Doon Development Authority |
| 8 Zoning regulations | Residential |
| 9 FAR/FSI permitted and consumed | Permitted FSI- 1.70, Consumed- 1.47 |
| 10 Ground coverage | 1485 sqft. or 138.01 sqmt. (68.78 %) |
| 11 Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. | None |
| 12 Comment on surrounding land uses and adjoining properties in terms of usage. | Residential |
| 13 Comment on unauthorized constructions if any | None |



- | | | |
|----|---|------|
| 14 | Comment on demolition proceedings if any | None |
| 15 | Comment on compounding / regularization proceedings | None |
| 16 | Comment on whether NOC has been issued or not | N.A. |
| 17 | Any other aspect | None |

IV Legal Aspects

- 1 Ownership documents,

Property Details :-

- 1 Bahi no.- 1, Zild no.- 1337, Page no.-1458
Additional Book no.- 1, Zild no.- 1619, Page no.- 645 to 656
Serial no.- 2566, Registered on dated- 24-03-2006
at Sub Registrar Office Dehradun, Distt.- Dehradun
Land area - 2160 sqft. or 200.664 sqmt.

- 2 Names of Owner/s
(In case of Joint or Co-ownership, whether the shares are undivided or not?)

Mrs. Arfia Khan W/o Mr. Waseem Ahmad
R/o - 155, Phase-II, Vasant Vihar, Dehradun

- | | | |
|---|---|------|
| 3 | Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property | None |
|---|---|------|

- | | | |
|---|--|-----|
| 4 | Comment on whether the IP is independently accessible? | Yes |
|---|--|-----|

- | | | |
|---|---------------------|-----|
| 5 | Title verification, | Yes |
|---|---------------------|-----|

- | | | |
|---|---------------------------|----|
| 6 | Details of leases if any, | No |
|---|---------------------------|----|

- | | | |
|---|---|----------|
| 7 | Ordinary status of freehold or leasehold including restriction on transfer, | Freehold |
|---|---|----------|

- | | | |
|---|---------------------------------|------|
| 8 | Agreements of easements if any, | None |
|---|---------------------------------|------|



- | | | |
|----|---|--------------------------------|
| 9 | Notification for acquisition if any, | None |
| 10 | Notification for road widening if any, | No |
| 11 | Possibility of frequent flooding / sub-merging | No |
| 12 | 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) | No |
| 13 | Heritage restrictions if any,
All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report. | No
Refer to advocate report |
| 14 | Comment on transferability of the property ownership, | Easily transferable |
| 15 | Comment on existing mortgages / charges / encumbrances on the property if any | As per legal report |
| 16 | Comment on whether the owners of the property have issued any guarantee (personal / corporate) as the case may be | Not known |
| 17 | Building plan sanction, illegal constructions if any done without plan sanction/violations. | Not provided |
| 18 | Any other aspect. | None |

V Economic aspects

- | | | |
|---|---|------|
| 1 | Details of ground rent payable, | N.A. |
| 2 | Details of monthly rents being received if any, | N.A. |



- | | | |
|---|------------------------------|------------------------|
| 3 | Taxes and other outgoings, | Records not available |
| 4 | Property insurance, | Records not available |
| 5 | Monthly maintenance charges, | Records not available |
| 6 | Security charges, etc. | Records not applicable |
| 7 | Any other aspect | None |

VI Socio-cultural aspects

Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.

Good

7 Functional and Utilitarian Aspects

Description of the functionality and utility of the assets in terms of :

- | | | |
|---|---|--------------------------|
| 1 | Space allocation, | Good |
| 2 | Storage spaces, | As per Residential needs |
| 3 | Utility of spaces provided within the building, | Good |
| 4 | Any other aspect | None |

VIII Infrastructure Availability

a) Description of aqua infrastructure availability in terms of

- | | |
|--------------------------|-----|
| 1. Water supply, | Yes |
| 2. Sewerage/sanitation, | Yes |
| 3. Storm water drainage, | Yes |



Building Point
 Ar. Vikas Agrawal
 B. Arch., A.I.V., F.I.V.
 GIRITAL MANDIR ROAD
 KASHIPUR-244713 (U.S.Nagar)
 Mobile : 9837130772

b) Description of other physical infrastructure facilities viz.

- | | |
|---|-----|
| 1. Solid waste management, | Yes |
| 2. Electricity, | Yes |
| 3. Roads & Public transportation connectivity, | Yes |
| 4. Availability of other public utilities nearby, | Yes |

c) Social infrastructure in terms of

- | | |
|---|-------------------------|
| 1. Schools, | Within 2.7 Km. Vicinity |
| 2. Medical facilities, | Within 1.8 Km. Vicinity |
| 3. Recreation facilities in terms of parks and open spaces. | Within 3.9 Km. Vicinity |

IX Marketability

Analysis of the market for the property in terms of

- | | |
|--|--|
| 1 Locational attributes | Site at Mauza- Jakhan, Pargana- Central Doon, Tehsil- & Distt.- Dehradun |
| 2 Scarcity, | Land available at Medium rates for Residential use |
| 3 Demand and supply of the kind of subject property. | Normal |
| 4 Comparable sale prices in the locality. | ₹ 7400/- sqft. to ₹ 7600/- sqft. for freehold land |

X Engineering and Technology Aspects

- | | |
|----------------------------------|--|
| 1 Type of construction, | Residential Const. |
| 2 Materials and technology used, | Conventional Materials and technology used |
| 3 Specifications, | Given in the Annexure attached |
| 4 Maintenance issues, | Maintained properly |
| 5 Age of the building | 8 years old |



V. Agrawal
Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

- | | | |
|----|--|-------------------|
| 6 | Total life of the building, | 52 years |
| 7 | Extent of deterioration, | None |
| 8 | Structural safety | Structurally safe |
| 9 | Protection against natural disasters viz. earthquakes, | Yes |
| 10 | Visible damage in the building if any, | No |
| 11 | Common facilities viz. lift, water pump, lights, security systems, etc., | Yes |
| 12 | System of air-conditioning, | No |
| 13 | Provision for fire fighting,
Copies of plans and elevations of the building to be included. | N.A. |

XI Environmental Factors

- | | | |
|---|--|--------------------------------------|
| 1 | Use of environment friendly building materials, Green building techniques if any, | Conventional material used in const. |
| 2 | Provision for rain water harvesting, | Yes |
| 3 | Use of solar heating and lighting systems, etc.
Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. | No |

XII Architectural and aesthetic quality

- | | | |
|---|---|---------------|
| 1 | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. | Plain looking |
|---|---|---------------|

XIII In case of valuation of Industrial property

- | | |
|--|-----|
| 1) Proximity to residential areas | No |
| 2) Availability of public transport facilities | Yes |

XIV Valuation

Here, the procedure adopted for arriving at the valuation has to be highlighted.

The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.

A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

Market rate of land (per sqft) in the locality

Value as per Market rates

Market Land rate @ ₹ 7500/- sqft.

(Based on market survey & local inquiry reports)

Market land value = Land area * Market land rate

Land Value = $2160 * 7500 =$ **₹1,62,00,000.00**

G.Floor value @ ₹ 1500/- sqft. (Const. year- 2014)

G.Floor area = 1485 sqft. or 138.01 sqmt.

Marble Stone Flooring, R.C.C. Roofing, Ht.- 11'-0"

G.Floor value = Covd. Area * P.A.R. * D.C.

G.Floor value = $1485 * 1500 * 0.953 =$ **₹ 21,22,807.50**

F.Floor value @ ₹ 1400/- sqft. (Const. year- 2014)

F.Floor area = 1380 sqft. or 128.25 sqmt.

Marble Stone Flooring, R.C.C. Roofing, Ht.- 10'-6"

F.Floor value = Covd. Area * P.A.R. * D.C.

F.Floor value = $1380 * 1400 * 0.953 =$ **₹ 18,41,196.00**

Mumty value @ ₹ 1200/- sqft. (Const. year- 2014)

Mumty area = 300 sqft. or 27.88 sqmt.

Marble Stone Flooring, R.C.C. Roofing, Ht.- 8'-0"

Mumty value = Covd. Area * P.A.R. * D.C.

Mumty value = $300 * 1200 * 0.953 =$ **₹ 3,43,080.00**



Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

Boundary wall value @ ₹ 2819/- R.ft.

Boundary wall value = $137 * 2819 =$

₹ 3,86,203.00

Total const. value-

₹46,93,286.50

Total value of the property = Land value + Const. value

₹ 1,62,00,000.00 + ₹ 46,93,286.50

Total Market value of the property ₹2,08,93,286.50

Or

₹2,08,93,000.00

Two Crore Eight Lakh Ninety Three Thousand Rupees Only

Guideline value (value as per Circle rates) if applicable, in the area where Immovable property is situated

Tehsil land rate- ₹ 42000 + $42000 * 5\% = ₹ 44100/-$ sqmt. for residential prop. (For 5 mt. to 12 mt. Wide Road)

Value as per govt. rates

Land area * G.L.R. + Plinth area * P.A.R. * D.C.

$200.664 * 44100 + 294.14 * 12000 * 0.953 =$ **₹1,22,13,067.44**

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 ₹ 2,08,93,000/- or (Two Crore Eight Lakh Ninety Three Thousand Rupees Only)

(Prevailing market rate along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- i Date of purchase of immovable property :-
- ii Purchase Price of immovable property :-
- iii Book value of immovable property:-
- iv Realizable Value of immovable property:-
- v Distress Sale Value of immovable property:-
- vi Guideline Value (value as per Circle Rates) , if applicable, in the area where Immovable property is situated.:-

24-03-2006

N.A.

As per owner's account

₹1,77,59,050.00

₹1,67,14,400.00

₹1,22,13,067.44



V. Agrawal

Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

- vii Value of property of similar nature in the same locality **N.A.**
drawn from any one of the popular property websites
such as Magic bricks, 99 Acres, Housing NHB
Residex etc

Place : Kashipur
Date: 28-04-2023

Signature
(Name and Official seal of the Approved
Valuer)

Encl:

- 1 Declaration from the valuer
- 2 Model code of conduct for valuer
- 3 Photograph of owner with the property in the background
- 4 Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.
- 5 Layout plan of the area in which the property is located
- 6 Building plan
- 7 Floor plan
- 8 Any other relevant documents/extracts



V. Agrawal

Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

APPENDIX- V

DECLARATION FROM VALUERS

I hereby declare that -

- a. The information furnished in my valuation report dated 28-04-2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on 27-04-2023. The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

V. Agrawal



Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

S.No.	Particulars	Valuer comment
1	Background information of the asset being valued	Residential 8 years old
2	Purpose of valuation and appointing authority	Bank's Loan Purpose, P.N.B. Circle Sastra
3	Identity of the valuer and any other experts involved in the valuation	Vikas Agarwal
4	Disclosure of valuer interest or conflict, if any	None
5	Date of appointment, valuation date and date of report	27-04-23 & 28-04-2023
6	Inspections and/or investigations undertaken	As per annexure
7	Nature and sources of the information used or relied upon	Market inquiry & Stamp duty collection rate
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method
9	Restrictions on use of the report, if any	None
10	Major factors that were taken into account during the valuation	Development of surrounding areas, Current land uses as per Highest & best Land use
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	None

Place : Kashipur
Date : 28-04-2023

Signature
(Name of the Approved Valuer and Seal of the Firm/Company)



V. Agarwal
Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.



V. Agrawal
Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not
- 13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences
- 15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
- 16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier
- 17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18 As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation/ incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.



V. Ag
Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

Confidentiality

- 20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

- 21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions
- 22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case

Gifts and hospitality

- 25 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer
- (Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of for himself/ itself. profession

Remuneration and Costs

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

- 29 A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments
- 30 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Enclosure :-

- 1 No. of pages in valuation report - 18
- 2 No. of Location map - 1
- 3 No. of Photographs - 6 on 2 papers
- 4 No. of Circle Rate list papers - 2
- 5 No. of Google map - 1

Place : Kashipur

Date : 28-04-2023

Signature

(Name of the Approved Valuer and Seal of the Firm/Company)

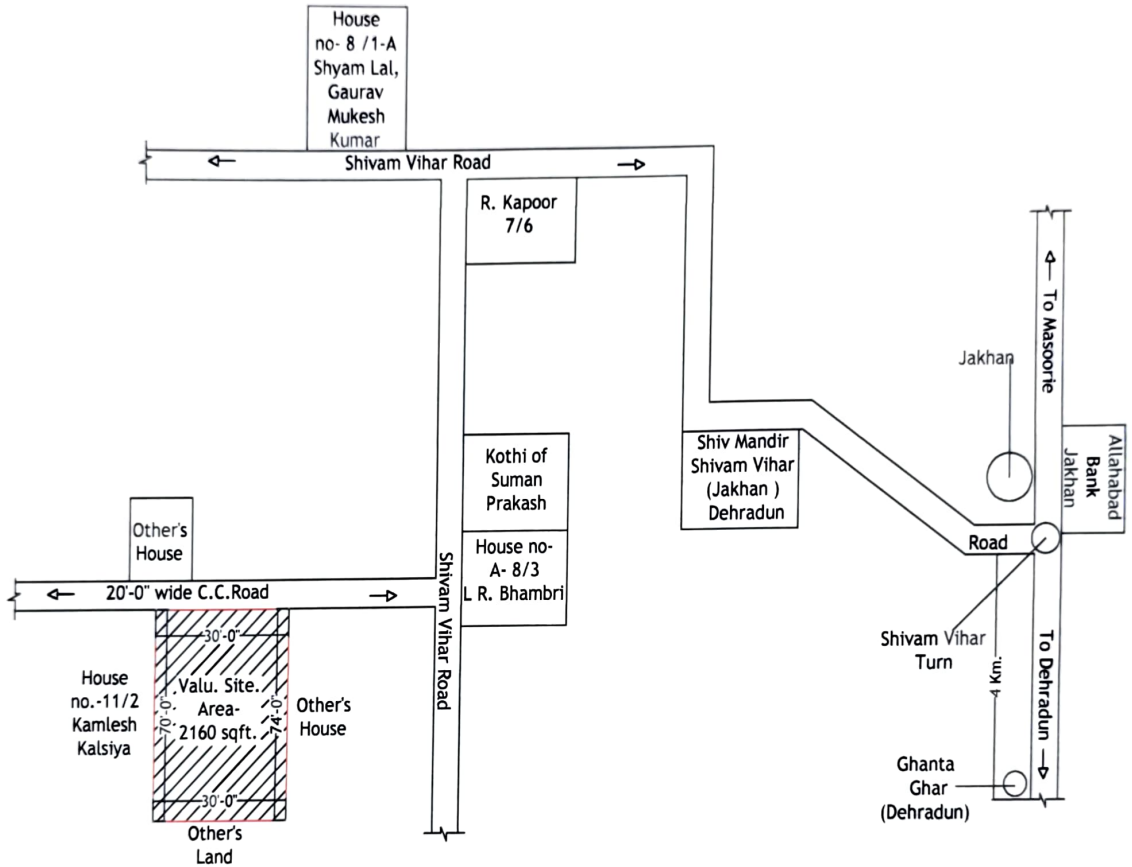
V. Agrawal



Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

Ref. no. - PNB_23_HDW_CS_ARFIA_E0130

Latitude- 30.360488
Longitude- 78.065606



Location plan of the prop. of
Mrs. Arfia Khan W/o Mr. Waseem Ahmad
R/o - 155, Phase-II, Vasant Vihar,
Dehradun & Site at Mauza- Jakhan,
Pargana- Central Doon, Tehsil- & Distt.-
Dehradun & Khasra no.- 319 & 320



V. Agrawal
Building Point
Ar. Vikas Agrawal
B.Arch, A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.NAGAR)
Mobile : 9837130772

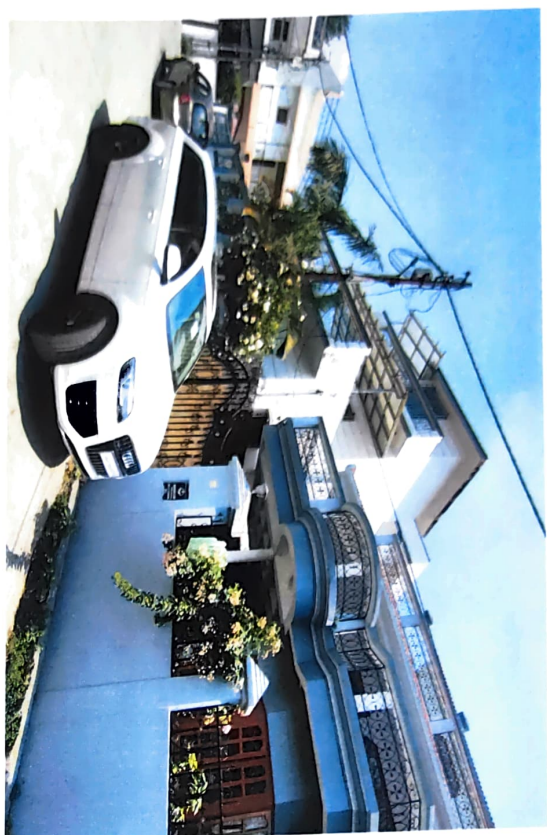
STAMP

Photographs showing the valuated site




Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

Photographs showing the valued site



Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITALI MANDIR ROAD
KASHIPUR-244713 (US Nagar)
Mobile : 9837130772

(कृष्ण कुमार मिश्रा)


अ. व. अग्रवाल
Adv. Agrawal
 B. Archt. A.I.V., F.I.V.
GIRLATA MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

सामान्य अनुदेशिका

यह मूल्यांकन सूची का भाग है।

निर्देश-

(A)	कृषि / अकृषि भूमि / बहुमंजिला आवासीय भवन / पलैट तथा वाणिज्यिक भवन / दुकान / प्रतिष्ठान के मूल्यांकन किये जाने सम्बन्धी सामान्य निर्देश-
(1)	यद्यपि कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान हेतु श्रेणीवार निर्धारित सामान्य दर 05 मीटर से कम चौड़े मार्ग पर स्थित ग्राउण्ड हेतु निर्धारित की गयी है, किन्तु यदि-
(क)	कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 05 मी० या अधिक व 12 मी० से कम चौड़े मार्ग के किनारे स्थित है तो सामान्य दर में 05 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ख)	कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 12 मी० या अधिक व 15 मी० से कम चौड़े मार्ग के किनारे स्थित है तो सामान्य दर में 10 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(ग)	कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 15 मी० या अधिक व 18 मी० से कम चौड़े मार्ग के किनारे स्थित है तो सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा, या
(घ)	कृषि / अकृषि भूमि एवं बहुमंजिला आवासीय भवन में स्थित आवासीय पलैट तथा वाणिज्यिक भवन में स्थित प्रतिष्ठान 18 मी० या अधिक चौड़े मार्ग के किनारे स्थित है तो उक्त दशा में श्रेणीवार निर्धारित सामान्य दर में 15 प्रतिशत अधिक दर से मूल्यांकन किया जायेगा।
(2)	वाणिज्यिक भवन में स्थित दुकान / वाणिज्यिक प्रतिष्ठान के मूल्यांकन हेतु सामान्य दर सुपर एरिया प्रति वर्ग मीटर के आधार पर नियत की जाने वाली सामान्य दर में भूमि एवं निर्माण का मूल्यांकन समाहित माना जायेगा।
(3)	शॉपिंग मॉल तथा अन्य ऐसे प्रतिष्ठान जिनमें स्वचालित यांत्रिक सीढ़ियाँ (Escalators) का प्रयोग हुआ हो, को छोड़कर बहुव्यूहीय व्यवसायिक प्रतिष्ठानों में अन्तर्हित सम्पत्ति में लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रमाणी होगी, जबकि बेसमेंट व प्रथमतः, द्वितीयतल पर होने की दशा में ऐसी वाणिज्यिक ईकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक ईकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(4)	ऐसी दुकान / वाणिज्यिक प्रतिष्ठान के मूल्यांकन किये जाने जिसमें खुला क्षेत्र भी सम्मिलित हो तो निर्मित क्षेत्रफल का मूल्यांकन, मूल्यांकन सूची में निर्धारित दर जिसमें भूमि एवं निर्माण की दोनों की दरें सम्मिलित हैं के अनुसार एवं अनुलानक खुली भूमि का मूल्यांकन अकृषि भूमि हेतु निर्धारित दर के 1.10 गुना दर के आधार पर आकलित किया जायेगा।
(5)	एकल व्यवसायिक सम्पत्ति जो कि वाणिज्यिक परिसर का भाग न हो, के अन्तर्गत विलेख में सुपर एरिया का तात्पर्य, निर्मित क्षेत्रफल से होगा, जिस पर सुपर एरिया प्रति वर्गमीटर की निर्धारित दरें प्रमाणी होगी तथा लोअर ग्राउण्ड फ्लोर, अपर ग्राउण्ड फ्लोर, एवं मेजनाईन फ्लोर पर भूतल के समान दरें प्रमाणी होगी, जबकि बेसमेंट व प्रथमतः, द्वितीयतल पर होने की दशा में ऐसी वाणिज्यिक ईकाई के सम्पूर्ण आगणित मूल्यांकन में क्रमशः 10 प्रतिशत, 20 प्रतिशत की छूट देय होगी तथा तृतीय तल एवं उससे ऊपर के तलों पर स्थित ऐसी वाणिज्यिक ईकाई के सम्पूर्ण आगणित मूल्यांकन में 30 प्रतिशत की छूट देय होगी।
(6)	1000 वर्गमीटर अथवा उससे कम कृषि भूमि के अन्तर्गत पर उक्त श्रेणी में अकृषि भूमि हेतु श्रेणीवार निर्धारित दरें लागू की जायेगी, परन्तु नगरीय क्षेत्र से बाहर के क्षेत्रों में 500 वर्ग मीटर अथवा उससे कम कृषि भूमि के अन्तर्गत पर उक्त श्रेणी में अकृषि भूमि हेतु श्रेणीवार निर्धारित दरें लागू की जायेगी।

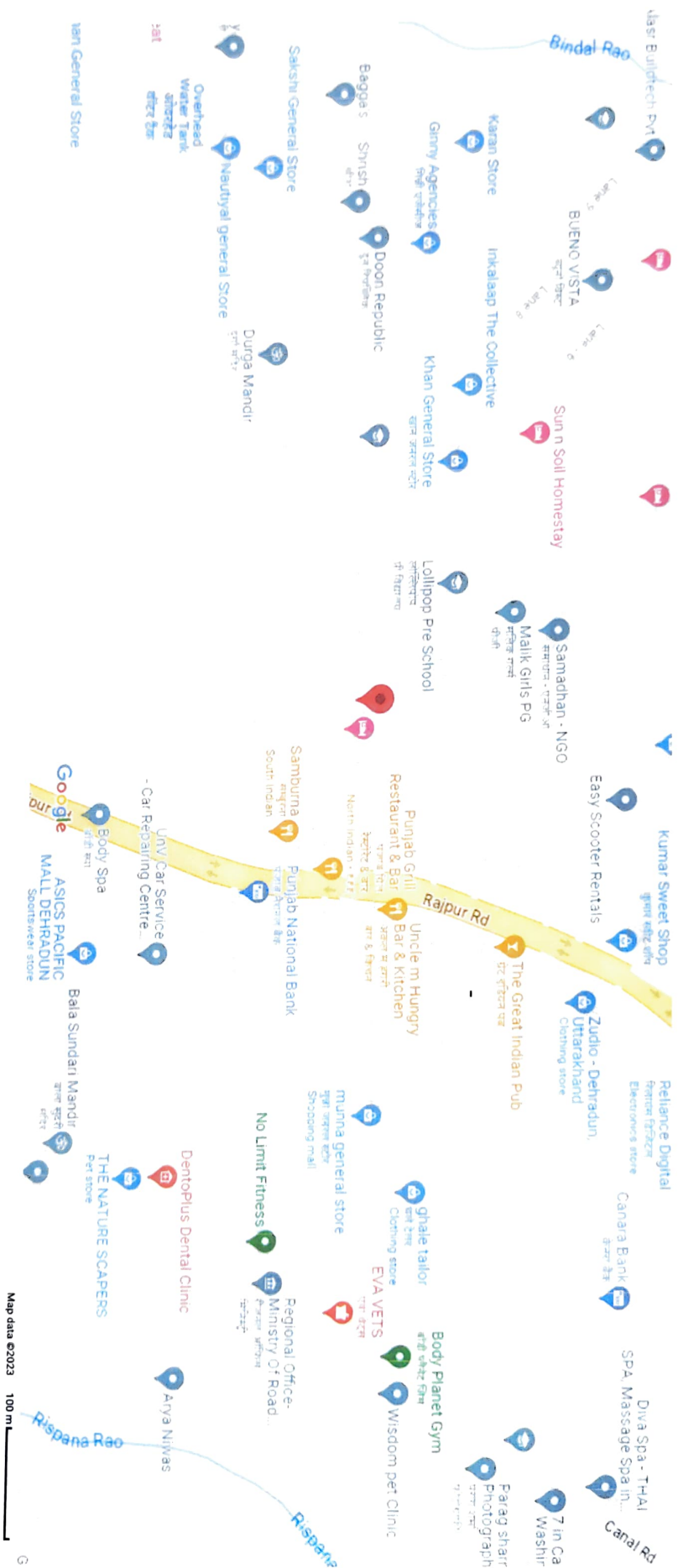
(कृषा सुधार विभाग)
आर विभागाध्यक्ष (वित्त एवं राजस्व)
देहरादून

U. Ag. 2020



Building Point
Ar. Vikas Agrawal
B. Arch. AIV, EIV
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772

30°21'37.8"N 78°03'56.2"E



V. Aq vooda

Building Point
Ar. Vikas Agrawal
B. Arch., A.I.V., F.I.V.
GIRITAL MANDIR ROAD
KASHIPUR-244713 (U.S.Nagar)
Mobile : 9837130772