

PUNJAB NATIONAL BANK

VALUATION REPORT

A RESIDENTIAL BUILDING

SITUATED AT

AT HOUSE NO.765, SITUATED AT MOHALLA-BRAHAMPURI, MEERUT.

TO BE PURCHASED BY

**SMT. SANDHYA AGRAWAL W/O SHRI BHARAT GYAN AGRAWAL & SHRI BHARAT GYAN AGRAWAL
S/O LATE SHRI RAMESHWAR DAYAL AGRAWAL.**

UNIVERSAL CONSULTANTS

10-SHUBHAM PLAZA, NEAR SATYAM PLAZA, P.L. SHARMA ROAD, MEERUT

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Consulting Engineers, Architects, Govt. Regd.

Valuers and Interior Design Consultants

Approved Valuer for LIC Leading Banks, Wealth Tax,
Income Tax, Gift Tax & Estate Duty Act

10-Shubham Plaza, Near Satyam Plaza,
P. L. Sharma Road, Meerut.

Er. K. Arora

B.E. (CIVIL) M.I.E. (India) F.I.V.

Tele : 0121-2667713 (O)

Mobile : 9837111924

22.08.2017

Valuation Report PUNJAB NATIONAL BANK

1.	Customer Details																	
	Name- Owner		Smt. Neerja Agrawal W/o Shri Bharat Bandhu Agrawal.				Apl. No.		Not available									
	Name- Purchaser		Smt. Sandhya Agrawal W/o Shri Bharat Gyan Agrawal & Shri Bharat Gyan Agrawal S/o Late Shri Rameshwar Dayal Agrawal.															
	Case Type		Purchasing															
2	Asset Details																	
	Address			At House No.765, situated at Mohalla-Brahampuri, Meerut.														
	Nearby Landmark																	
3	Document Details																	
	Layout Plan		Yes		Name of Approving		Municipal Authority		Approval No.		Not available							
	Building Plan		Yes/No		Not required				Approval No.		Map not required since area is below 100 sq.mt.							
	Construction Permission		Yes/No		Not required				Approval No.		Map not required since area is below 100 sq.mt.							
	Legal Documents		Yes		List of Documents			Copy of sale agreement										
4.	Physical Details																	
	Adjoining Properties		East		30'0"/ House of Shri Verma Ji.		West		30'0"/ 5 ft. wide gallery & House of Bharat Bhusan.		North		33'0"/ House of Bijendra Singh.		South		33'0"/ House of Ved Prakash.	
	Matching of Boundaries		Yes		Plot Demarcated		Yes		Approved land use		Residential		Type of Property		A Residential Building			
	No. of rooms		Living /dining		1		Bed Rooms		2		Toilets		1		Kitchen		1	
	Total no. of Floors		One		Floor on which the property is located		Full Building		Appox. Age of the property		13 years & 5 years		Residual age of the property		57 years		Type of structure- RBC Roofing, Simple flooring	



5	Tenure/ Occupancy Details								
	Status of Tenure	Tenanted	No. of years of OCCUPANCY	N.A	Relationship of tenant to owner				
6.	Stage of Construction								
	Status OF tenure	Completed	If under construction, extent of completion			N.A			
7.	Violation if any observed Yes								
	Nature and extent of violations	Full covered							
8	Area Details of the Property								
	Land Area	92.00 sq. mt. Or 110.00 sq.yard.	Plinth area	791.70 sq. feet	Carpet area	633.36 sq. feet	Salable area	92.00 Sq. mt.	Remarks
9	Valuation								
COMPUTATION OF COST									
(A)Cost of Land = 110.00 sq. yard X 15000/-per sq. yard = Rs. 16,50,000/-									
(B) COST OF BUILDING :									
PARTICULARS		AGE OF BUILDING	COVERED AREA (SQ.FT)	RATE PER SQ.FT	DEPRICIATION	AMOUNT			
Ground Floor		About 13 years old	791.70	900/-	10% -	6,41,277/-			
Total value of building						6,41,277/-			
Market value of the property					: Rs. 22,91,277/- Rs. 22,91,000/- (say)				
(Rs. Twenty two lac ninety one thousand only)									
Realisable value of the property.: Rs. 20,50,000/-									
(Rs. Twenty lac fifty thousand only)									
10	Assumptions /Remarks/								



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Realisable value of the property: Rs. 20,50,000/- (Rs. Twenty two lac ninety one thousand only) Market value of the property Rs. 22,91,000/- (est) Rs. 22,91,277/-																													
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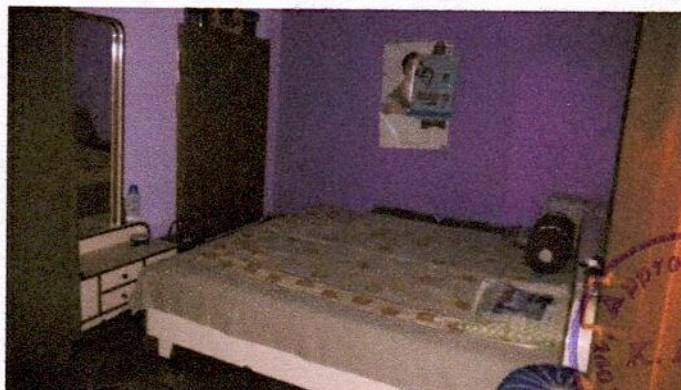
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11	Declaration	1)The property was inspected by the undersigned on 21.08.2017 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.		
12	Name, address & signature of valuer	Mr. Karan Arora, 10 Shubham Plaza, PL Sharma road, Meerut.	Signature of valuer	Date of valuation
13	List of Documents enclosed			22.08.2017
14.	List of Photo enclosed			

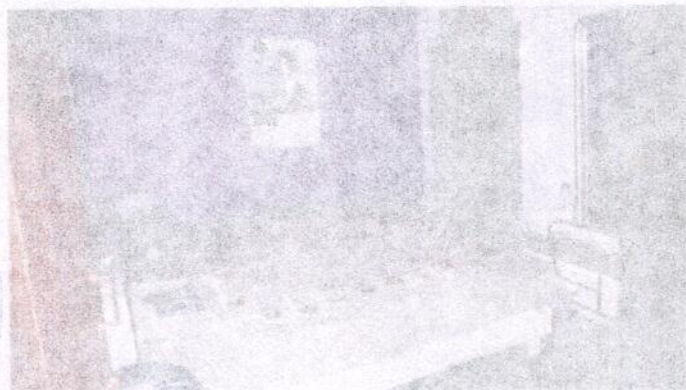
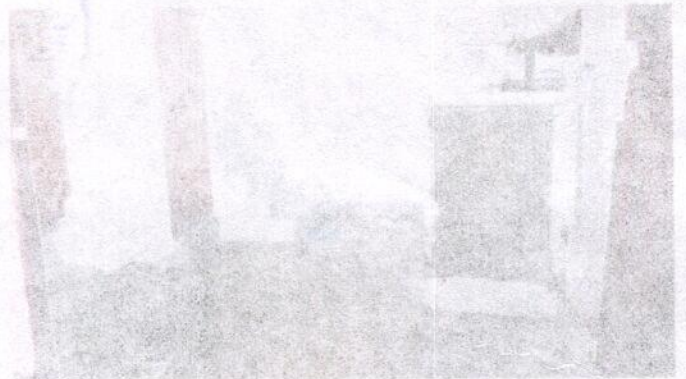
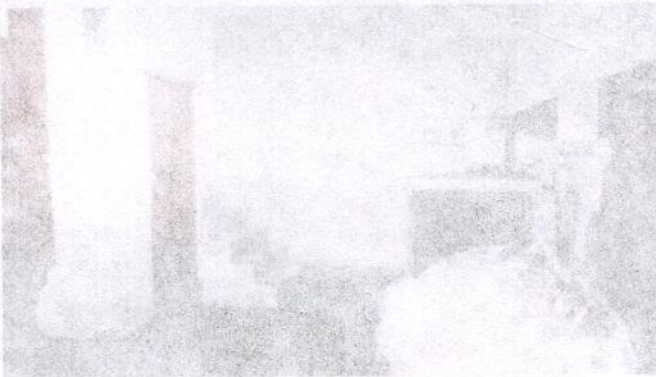
PHOTOGRAPHS



At House No.765, situated at Mohalla-Brahampuri, Meerut.

Sandhya
भारत ज्ञान

PHOTOGRAPHS



At House No. 765, situated at Mohalla-Brahmapur, Meerut.

Sandhya

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