

Govt. Approved VALUER  
Regn. No.: 24/2004-2005

BOB/VR/ Rjpr Branch/20-21

Dated 28.08.2020

## VALUATION REPORT FOR IMMOVABLE PROPERTY

Pursuant to the request from	Chief Manager, Bank Of Baroda, Rajpur Road Branch, Distt. Dehradun.
The property situated at	Property no.-102/170, Moti Bazaar, Dehradun.
Which is owned by	Shri Sanjay Minocha S/o Shri R.A. Minocha.

Was inspected on 27<sup>th</sup> August 2020 for the purpose of assessing it's present market value.

The following documents pertaining to the above property were produced for scrutiny

Legal Opinion	dated 01.12.2011
Photocopy of Sale deed no.	531 dated 29.01.2004

Based upon the actual observations and the particulars provided to me, a detailed report has been prepared and is being enclosed herewith on the prescribed form.

After taking into consideration the various important factors like the location, approach, surroundings, specifications, present condition, age, future life, replacement cost, depreciation and potential for marketability etc., the distress sale value is considered as 85 % of the market value because of high fluctuation in the price of property. Hence I am of the opinion that the value are as follows:

1	The fair market value of the property is (Average)	Rs. 187.17 lacs
2	The distress sale value of the property is (Average)	Rs. 159.09 lacs
3	The circle sale value of the property is (Average)	Rs. 108.35 lacs

FORM 0-1 (Rule 8D) of Wealth Tax Rules 1957  
Report of Valuation of Immovable Property (other than Agricultural Lands, Plantations, Forests, Mines and Quarries)  
PART-I QUESTIONNAIRE

## GENERAL :

1	Purpose for which valuation is made	To Assess the fair market value of property for bank Recovery purpose. (Revaluation)
2	Date as on which valuation is made	28 <sup>th</sup> August 2020.
3	Name of owner/owners	Shri Sanjay Minocha S/o Shri R.A. Minocha.
4	If the property is under joint ownership/Co-owner ship share of each owner. Are the Shares undivided?	No, Single owner.
5	Brief description of the property.	The said property is a three storey building. Latitude:-30.320994 & Longitude:- 78.036912
6	Location, street/Ward No.	Property no.- 102/170, Moti Bazaar, Dehradun.
7	Survey/Plot No. of Land	Same as above.
8	Is the Property situated in/residential/Commercial /mixed area/Industrial area	Commercial area.
9	Classification of locality-high class/ middle class/ poor class	Middle Class.
10	Proximity to civic amenities, like schools, office, Market, cinemas etc.	All amenities available at near by area.
11	Means and proximity to surface communication by which the locality is served	The locality is served by Mamganj Road and is about 100 m away.

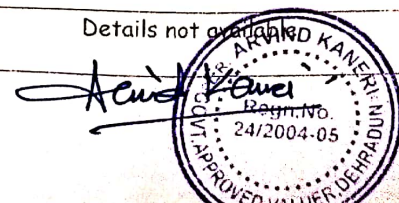
## LAND :

12	Area of the land supported by documentary proof shape, dimensions and physical features.	The total area is 78.50 sqm
13	Roads, streets or lanes on which the land is butting	Butting on 12 ft wide lane.
14	Is it free hold or lease hold? If lease-hold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Free hold
15	(i) Initial premium.	NA
	(ii) Ground rent payable per annum	NA
	(iii) Unearned increase payable to the lessor in the event of sale or transfer.	NA
16	If there is any restrictive convenient in regard to use of land? If so, attach a copy of convenient.	Yes, for residential purposes but the said property and surrounding properties are being used as commercial

Arvind Kaneri  
Regn. No. 24/2004-05  
DEHRADUN

Govt. Approved VALUER  
Regn. No.: 24/2004-2005

		purpose.
17	Are there any agreements of casement? If so, attach copies.	No
18	Does the land fall in an area included in any Town planning scheme or any development Plan of the government or any Statutory Body? If so give particulars.	Yes, under MDDA.
19	Has any contribution been made to wards development or is any demand for such contribution still outstanding?	Detail not available.
20	Has the whole or part of the land been notified for acquisition by the government or any Statutory Body?	No
21	Attach a dimensioned site plan	Key plan attached
IMPROVEMENTS :		
22	Attach plans and elevation of all structures standing on the land and a lay-out plan.	To be furnished by the owner.
23	Furnish technical details of the building on a separate sheet. (The Annexure to this form may be used).	Mentioned in Evaluation
24	(i) Is the building owner occupied/ tenanted /both.	Owner occupied.
	(ii) If partly owner occupied, specify portion and extent of area under owner's occupation	N A
25	What is Floor Space Index permissible and percentage actually utilized.	--
RENTS :		
26	(i) Name of Tenants/lessees /licensees etc.	N A
	(ii) Portions in their occupation	N A
	(iii) Monthly or annual rent/compensation/ licence fee etc. paid by each.	N A
	(iv) Gross amount received for the whole property	N A
27	Are any of the occupants related to, or Close associates of the owner?	N A
28	Is separate amount being recovered for the use of fixtures, like fans, geysers refrigerators, cooking ranges, built in wardrobes, etc. or for service charges? If so give details.	N A
29	Give details of water and electricity charges, if any, to be borne by the owner	N A
30	Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars :	N A
31	If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant?	N A
32	If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant?	N A
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. owner or tenants?	N A
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	N A
35	Is the building insured? If so, give the policy No. amount for which it is insured and the Annual premium.	N A
36	If any disputes between Landlord and tenant regarding rent pending in a court of law?	N A
37	Has any standard rent been fixed for the premises under any law relating to the Rent Control Act?	N A
SALES :		
38	Give instances of sales of immovable property in the locality on a separate sheet indicating the name and	Details not available





Govt. Approved VALUER  
Regn. No.: 24/2004-2005

	address of the property, registration No. sale price and area of land sold.	
39	Land rate adopted in this valuation	--
40	If sale instances are not available or not relied upon, the basis for arriving at the land rate.	From near by area.
<b>COST OF CONSTRUCTION :</b>		
41	Year of commencement of construction and year of completion.	The building was renovated in 2007-08 and is about 12 years old.
42	What is the method of construction-by contract/ by employing labour directly /both?	By contract.
43	For items of work done on contract produce copies of agreements.	Details not available
44	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	Not applicable.

**PART-II EVALUATION****PARTICULARS :**

The said property under valuation is a three storey building. The specification of the property are as below:

Type	RCC framed structure.
Foundation	Isolated footing with trench type foundation in between.
Superstructure	Plastered brick wall with OBD on inner surface and Apex on outer surface.
Roof	RCC roof slab.
Floor	Marble flooring.
POP	POP work on ceiling.
Joinery	Al glazed fixed and shutter. 9 nos. of Rolling shutters.
Electrical	Concealed wiring with good quality of fitting and fixtures.
Height	The room height of ground floor is 3.50 m, 3.30 m of first floor and 3.00 m of second floor.

The property is bounded as below:

North	:	Property of Shri Anurag Minocha.
East	:	12 ft. wide lane.
West	:	Property of Shri Chand Kiran Dang.
South	:	12 ft. wide lane.

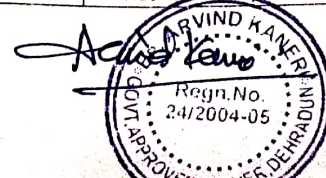
**EVALUATION :**

i) The total shop area is 78.50 sqm.

ii) As the property is a godown the composite rate for ground floor is Rs. 14,000.00 per sqft. i.e. Rs. 1,50,640.00 per sqm, for first floor is Rs. 8,400.00 per sqft. i.e. Rs. 90,384.00 per sqm and for second floor is Rs. 5,040.00 per sqft. i.e. Rs. 54,230.40 per sqm. The market rate for land is Rs. 1,25,000.00 per sq.yard i.e. Rs. 1,49,500.00 per sqm.

iii) The circle rate for ground floor is Rs. 87,000.00 per sqm, Rs. 69,600.00 per sqm for first floor and Rs. 69,600.00 per sqm for second floor. The circle rate for land is Rs. 26,000.00 per sqm.

<b>Composite rate method</b>				
<b>Abstract of Cost</b>				
Sl. no.	Items	Quantity	Rates	Amount
<b>Circle Rate</b>				
Ai	Ground floor Shop area	74.87 sqm	Rs. 87,000.00	Rs. 65,13,690.00
ii	First floor area	74.87 sqm	Rs. 69,600.00	Rs. 52,10,952.00
iii	Second floor area	74.87 sqm	Rs. 69,600.00	Rs. 52,10,952.00
		Total		Rs. 1,69,35,594.00
Total cost of property as circle rate is				Rs. 1,69,35,594.00
<b>Market Rate</b>				
Bi	Ground floor Shop area	74.87 sqm	Rs. 1,50,640.00	Rs. 1,12,78,416.00
ii	First floor area	74.87 sqm	Rs. 90,384.00	Rs. 67,67,050.00
iii	Second floor area	74.87 sqm	Rs. 54,230.40	Rs. 40,60,230.00
		Total		Rs. 2,21,05,696.00
Total cost of property as market rate is				Rs. 2,21,05,696.00



Govt. Approved VALUER  
Regn. No.: 24/2004-2005

Land & Building Method				
Abstract of Cost				
Sl. no.	Items	Quantity	Rates	Amount
Circle Rate				
Ai	Ground floor Shop area	74.87 sqm	Rs. 12,000.00	Rs. 8,98,440.00
ii	First floor area	74.87 sqm	Rs. 12,000.00	Rs. 8,98,440.00
iii	Second floor area	74.87 sqm	Rs. 12,000.00	Rs. 8,98,440.00
			Total	Rs. 26,95,320.00
	Land area	78.50 sqm	Rs. 26,000.00	Rs. 20,41,000.00
Total cost of property as circle rate is				Rs. 47,36,320.00
Market Rate				
Bi	Ground floor Shop area	74.87 sqm	Rs. 16,500.00	Rs. 12,35,355.00
ii	First floor area	74.87 sqm	Rs. 15,000.00	Rs. 11,23,050.00
iii	Second floor area	74.87 sqm	Rs. 16,500.00	Rs. 12,35,355.00
			Total	Rs. 35,93,760.00
	Land area	78.50 sqm	Rs. 1,49,500.00	Rs. 1,17,35,750.00
Total cost of property as market rate is				Rs. 1,53,29,510.00
The average value is $(2,21,05,696.00 + 1,53,29,510.00)/2 =$				Rs. 1,87,17,603.00
Say Rs. 1,87,17,600.00				
(Rupees One Crore Eighty Seven Lakhs Seventeen Thousand and Six Hundred only)				

NOTE: - 1. Salability of the property is poor.

2. Approved map not available.

3. The said property is jointly constructed by the owner and Shri Anurag Minocha as can be seen at site and the photographs attached.

4. The said property as per sale deed is residential building but later on the owner constructed the commercial building jointly along with Shri Anurag Minocha for the storage of furniture items. As the said property is in commercial area, the value of property has been computed by two methods.

\* Composite rate method (For Commercial purpose)

\* Land and Building method (For Residential building as per sale deed)

An Average of both the value has been taken for the purpose of this report.

5. Presently the property is under the possession of Enforcement Directorate.

#### DECLARATION

I hereby declare that -

- The information furnished in Part-I is true and correct to best of my knowledge and belief;
- I have no direct or indirect interest in the property valued;
- The property was inspected on 27<sup>th</sup> August 2020 in the presence of the owner of the property.
- I have not been convicted of an offence and sentenced to a term of imprisonment.
- This is a technical report only and legal aspects are not covered in this report.
- I have not been found guilty of misconduct in my professional capacity.

Date: 28<sup>th</sup> August 2020

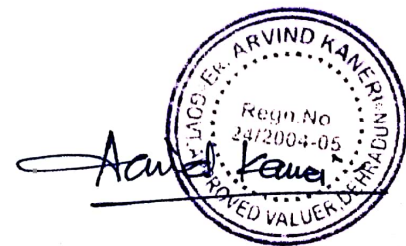
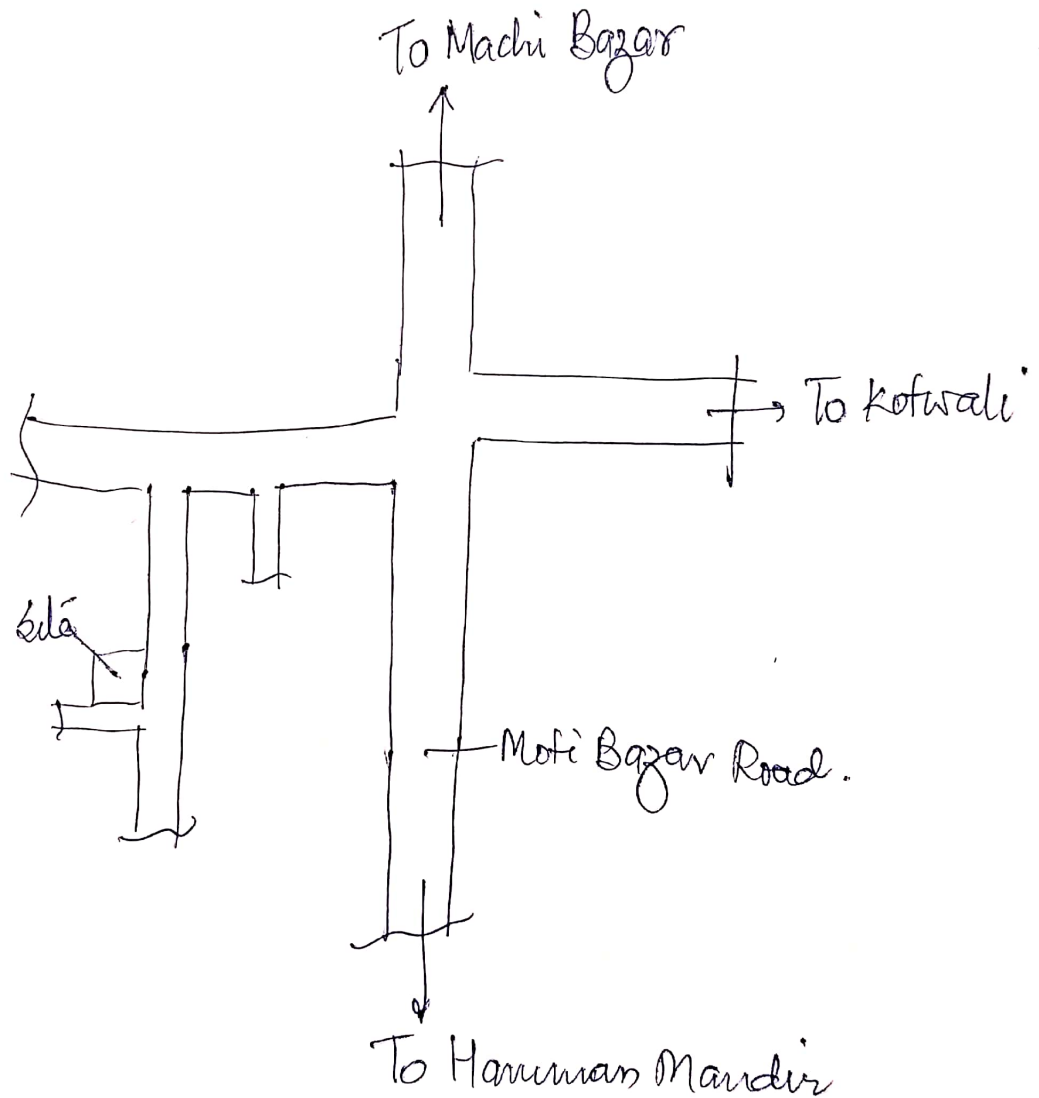
Place: Dehradun.

*Arvind Kaneri*  
Regn. No.  
24/2004-05  
GOVT. APPROVED VALUER, DEHRADUN

Govt. Approved Valuer

KEY PLAN  
(Not to Scale)

Property of Shri Sanjay Munocha, Property no: 102/170,  
Moti Bazaar, Dehradun.





Govt. Approved VALUER  
Regn. No.: 24/2004-2005

