

Bank of India

ARMB, 1st Floor, E-52B,
Sector-9, Noida-201301,
Distt. G.B. Nagar (U.P.)

Valuation Report
of

Industrial Property

Situated at

Khasra No.374, Baldeo-Hathras Link Road,
Village-Nasirpur, Sadabad, Hathras, U.P.

Belonging To

Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh &
Smt. Nirmala Singh W/o Shri Nagendra Pratap Singh

Prepared By

M/s HSBD Techserv Pvt. Ltd.
B- 1/26 Sector-18, Noida, G.B. Nagar, U.P.
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HSBD Techserv Pvt. Ltd.

(Engineers, Valuers & Technical Consultants)

Corp. Off.: Jasper House, B-1/26, Sector 18, Noida

Reg. Off.: B-212, Hari Nagar, New Delhi

Tel: +91 0120-4374745

To,
The Asstt. General Manager,
Bank of India,
ARMB, 1st Floor, E-52B, Sector-9,
Noida-201301,
Distt.G.B.Nagar (U.P.)

Dated: 09.05.2024

VALUATION REPORT OF IMMOVABLE PROPERTY

Owned by

: Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh &
Smt. Nirmala Singh W/o Shri Nagendra Pratap Singh

Name of Purchaser

: N.A.

Location at

: Khasra No.374, Baldeo-Hathras Link Road,
Village-Nasirpur, Sadabad, Hathras, U.P.

(For Bank purpose only)

Part-I

1.	Purpose for which the valuation is made	:	Fair market value
2	a)Date of inspection	:	06.05.2024
	b)Date on which the valuation is made	:	09.05.2024
3.	List of document produced for perusal	:	Copy of old report of Design Point & Associates, Shaheed Nagar, Agra dated 10.08.2022
4.	Name of owner/owners and his/their address with phone no (details of share of each owner in case of joint ownership)	:	Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh & Smt. Nirmala Singh W/o Shri Nagendra Pratap Singh
5.	Brief description of property & boundaries(Including Leasehold or Free Hold)	:	This is single storey Industrial property having RCC / GI Shed at Ground Floor at Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P., which is bounded as under:- North : Property Ranveer Singh South : Property Hemendra Kendru East : Property Nirmala & Nagendra West : Road
6.	Location of property	:	Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.
a.	Survey/Plot No. of land	:	Khasra No.374, Baldeo-Hathras Link Road
b.	T.S. No./Village	:	Village-Nasirpur
c.	Ward/Taluka	:	Sadabad
d.	Mandal/District	:	Hathras, U.P.
7.	Postal address of the property	:	Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh & Smt. Nirmala Singh W/o Shri Nagendra Pratap Singh.Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.

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8.	City/Town	:	Hathras (U.P.)
9.	Classification of the area	:	
	High-class/Middle class/poor class		Middle Class
	Urban / Semi Urban/ Rural		Rural
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Village Panchayat Limit
11.	Whether covered under any State/ Central Govt.(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 plot is contemplated	:	NA
13.	Boundaries of the property	:	
	North	:	Property Ranveer Singh
	South	:	Property Hemendra Kendru
	East	:	Property Nirmala & Nagendra
	West	:	Road
14.1	Dimensions of the site	:	As per sale deed Actual
	North	:	40.00 Mtr. Could not be verified as the plot is not demarcated and the owner has not allowed to measure
	South	:	40.00 Mtr. Do
	East	:	83.33 Mtr. Do
	West	:	83.33 Mtr. Do
14.2	Latitude , Longitude & Co- Ordinates of the site	:	Latitude : 27.29464 N Longitude : 77.55072 E
15	Extent of the site	:	3333.20 sq.mtr. 3333.20 sq.mtr.
16	Extent of the site considered for valuation (least of 16A & 16B)	:	3333 20 sq.mtr
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied, bank possession

II.CHARACTERISTICS OF THE SITER

01.	Classification of locality	Middle
02.	Development of surrounding areas	Agriculture
03.	Possibility of frequent flooding	May be
04.	Availability of the Civic amenities like school, Hospital, Bus stop, market etc.	Within reasonable distance.
05.	Level of land with topographical conditions	Leveled
06.	Shape of land	Rectangular
07.	Type of use to which it can be put	Non Agricultural Use
08.	Any usage restriction	Do
09.	Is plot in Town planning approved layout?	No
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Available
12.	Type of road available at present	Bituminous road
13.	Width of road-Or- Is below 20ft or more than 20 ft.	Above 20'
14.	Is it a land-locked land?	No
15.	Water potentiality	Ground Water

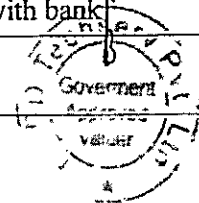
16.	Underground sewerage system	No
17.	Power supply is available in the site	Yes
18.	Advantage of the site	Abutting Link Road
19.	General remarks if any	Nil

PART-A (Valuation of land)

01.	Size of plot North & South	3333.20 sq.mtr. 40.00 Mtr. (As per old report)
	East & West	83.33 Mtr.
02.	Total extent of the plot	3333.20 sq.mtr.
03.	Prevailing market rate (Along with details / reference of atleast two latest deal / transaction with respect to adjacent properties in the areas)	Rs.9.00 to Rs.9.50 Lacs/Bigha (1 Bigha = 960 sq.yrd.)
04.	Guideline rate obtained from the Registrar's office (as evidence, thereof to be enclosed)	<u>Land</u> Area: 3333.20 sq.mtr. or 4.15257 Bigha Rate: Rs.3200/sq.mtr. Rs.3200 X 3333.20 sq.mtr.= Rs.10666240 Say Rs.106.66 Lacs <u>Building:</u> RCC: 144 sq.mtr.GI Shed: 1092 sq.mtr. Rs.14500 X 147 sq.mtr.+Rs.9000 X 1092 sq.mtr. =Rs.2131500+Rs.9828000 = Rs.11959500 Say Rs.119.60 Lacs Total (L+B) = Rs.106.66 Lacs + Rs.119.60 Lacs = Rs.226.26 Lacs
05.	Assessed/adopted rate of valuation	Rs.9.00 Lacs/Bigha.
06.	Estimated value of land	Land Area: 3333.20 sq.mtr. or 4.15257 Bigha Rate: Rs.9.00 Lacs/Bigha Rs.900000 X 4.15257 Bigha = Rs.3737313 Says : Rs.37.40 Lacs

PART-B (Valuation of Building)

01	TECHNICAL DETALIS OF THE BUILDING:	
a.	Type of Building (residential/ Commercial/ Industrial)	Industrial
b.	Type of construction (load bearing/RCC/ Steel Framed)	Load Bearing
c.	Year of construction	2015
d.	Number of floors & height of each floor including basement, if any	Ground Floor
e.	Plinth area floor-wise	1092.00 sq.mtr. of Shed & 147.00 sq.mtr. (RCC)
f.	Condition of the building	
	i)Exterior-Excellent, Good, Normal, Poor	Normal
	ii)Interior-Excellent, Good, Normal, Poor	Normal
G	Date of issue and validity of layout of approved map/ plan	Approved plan is not available, the property is already mortgaged with bank
H	Approved map/ plan issuing authority	HAD
I	Whether genuineness or authenticity of approved map/ plan is verified	Approved plan is not available, the property is already mortgaged with bank
J	Any other comment by our empanelled valuers on authentic of approved plan	N.A.



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:			
Sl.No.	Description	Ground Floor	FF
01.	Foundation	Strap/Isolated Footing	N.A.
02.	Basement	N.A.	N.A.
04.	Superstructure	Load Bearing	N.A.
04	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Angle Iron / Flush Doors	N.A.
05.	RCC works	Yes (Part)	N.A.
06.	Plastering	Yes	N.A.
07.	Flooring, skirting, dadoing	CC	N.A.
08.	Special finish as marble, granite, wooden paneling, drills etc.	No	N.A.
09.	Roofing including weather proof course	Yes	N.A.
10.	Drainage	Closed	N.A.
02.	COMPOUND WALL		
	Height	6 ft. one side, other side 2-3', back side no wall	
	Type of construction	Brick Work	
03	Electrical Installation	Installed	
	Type of wiring	Conduit	
	Class of fitting(Superior/ Ordinary/poor)	Ordinary	

DETAILS OF VALUATION:

Sl. No	Particulars of item	Plinth Area Sq.mtr	Type of construction	Age of building	Estimated replacement rate of construction Rs. sq.mtr	Replacement cost Rs. in lacs	Depreciated value
1	Shed height 18.00 ft.	1092.00	GI Sheet Roofing, CC Flooring	08 years	4000	43.70	38.45
2	Office/ Security Room	147.00	RCC Roofing, CC Flooring	Do	14000	20.60	18.10
3	Boundary Wall, Gate & other misc. Work				15	5.00	4.40
	Total	1239.00				69.30	60.95
				Says			61.00

PART-C (Extra items)

		(Amount in Rs.)
01	Portico	NA
02	Ornamental front door	NA
03.	Sitout/verandah with steel grills	NA
04.	Overhead water tank	NA
05.	Extra steel/collapsible gates	NA
	Total:	

PART D (Amenities)

		(Amount in Rs.)
01	Wardrobes	NA
02.	Glazed tiles	NA
03.	Extra sinks and bath tube	NA
04.	Marble/Ceramic tiles flooring	NA
05.	Interior decorations	NA

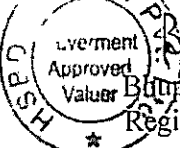
06.	Architectural elevation works	NA
07.	Panelling works	NA
08.	Aluminum works	NA
09.	Aluminum handrails	NA
10.	False ceiling	NA
	Total:	
PART-E (Miscellaneous)		(Amount in Rs.)
01.	Separate toilet room	NA
02.	Separate lumber room	NA
03.	Separate water tank sump	NA
04.	Trees, gardening	NA
	Total:	
PART-F (Services)		(Amount in Rs.)
01.	Water supply arrangements	NA
02.	Drainage arrangements	NA
03.	Compound wall	NA
04.	C.B. deposits, fittings etc.	NA
05.	Pavement	NA
	Total:	NA
TOTAL ABSTRACT OF THE ENTIRE PROPERTY (Rs. in lacs)		
Part-A	Land	37.40
Part-B	Building	61.00
Part-C	Extra items	NA
Part-D	Amenities	NA
Part-E	Miscellaneous	NA
Part-F	Service	NA
	Total:	98.40
	Say	98.40

As a result of my appraisal and analysis it is my considered opinion that the present market value of above property in the prevailing condition with aforesaid specifications. Rs.98.40 Lacs (Rupees Ninety Eight Lacs Forty Thousand) only. The book value of the above property not provided. Realizable value is Rs.83.64 Lacs and Distress value Rs.73.80 Lacs only.

Note-The land is located on main road & behind the main Rice plant, there is other properties of area 4050 sq yards & 5290 sq yards, other mortgaged property. There is no demarcation between the three land parcels ie 4050 sq yards, 5290 sq yards & 3333 sq yards(Plant property)& the approach of the 4050 sq yards & 5290 sq yards is through the main plant. The property is under possession of bank. We were not allowed by the owner to measure, hence the parameter have been taken from the old report

Place : Noida

Date: 09.05.2024

HSBD Techserv Pvt. Ltd.

 Brijesh Chandra
 Registered Valuer

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.

Branch manager/
 Officer-in-charge of Advance Department
 Dated:

Annexure-I

1. Property Address : Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.
2. Owner : Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh & Smt. Nirmala Singh
W/o Shri Nagendra Pratap Singh
3. Purchaser : N.A.
4. Purpose of Valuation : To arrive at fair market value for Bank of India, ARMB, 1st Floor, E-52B, Sector-9, Noida-201301, Distt.G.B.Nagar (U.P.)

Valuation of Property

- : The valuation of the property has been calculated by L/B method. The market rate of the land in the area are about Rs.9.00 Lacs to Rs.9.50 Lacs/Bigha The market rate of Rs.9.00 Lacs/Bigha is being taken for valuation of land.

Valuation as per circle rate

Area of land
Circle rate
Total value as per circle rate

- : Land Area: 3333.20 sq.mtr. or 4.15257 Bigha
: Rs.3200/sq.mtr.
: Area: 3333.20 sq.mtr. or 4.15257 Bigha
Rate: Rs.3200/sq.mtr.
Rs.3200 X 3333.20 sq.mtr.= Rs.10666240
Say Rs.106.66 Lacs
Building:
RCC: 144 sq.mtr.GI Shed: 4000 sq.mtr.
Rs.14500 X 144 sq.mtr.+Rs.9000 X 4000 sq.mtr.
=Rs.2088000 +Rs.36000000 = Rs.38088000
Say Rs.380.88 Lacs
Total (L+B) = Rs.106.66 Lacs + Rs.380.88 Lacs
= Rs.487.54 Lacs

Value of Land as per Market Rate

Area of Land
Market rate
Total value of Land as per market rate

- : Land Area: 3333.20 sq.mtr. or 4.15257 Bigha
: Rs.9.00 Lacs/Bigha
: Rs.900000 X 4.15257 Bigha = Rs.3737313
Says : Rs.37.40 Lacs

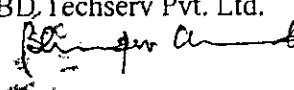
Depreciated Value of Building
After depreciation @ 1.5% for 08 years
Value of land
Total value of property
Realizable value of property —
(85% of the market value)
Distress value of property —
(75% of the market value)
Value of Building for insurance

- : Rs.61.00 Lacs
: Rs. 37.40 Lacs
: Rs.98.40 Lacs
: Rs.83.64 Lacs
: Rs.73.80 Lacs
: Rs.61.00 Lacs

Place : Noida

Date: 09.05.2024

HSBD.Techserv Pvt. Ltd.


Bhupesh Chandra
Registered Valuer

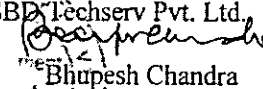
APPENDIX II
DECLARATION FROM VALUERS

I hereby declare that

- a. The information furnished in my valuation report dated 09.05.2024 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. My team personally inspected the property on 06.05.2024. The work is not subcontracted 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 authorized official of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. I have valued & verified the right property
- m. Our Liabilities is Limited to the amount of fees in this case & in no circumstances will our liabilities exceed the agreed fees amount







Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is located Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.
2	Purpose of valuation and appointing authority	FMV for Bank
3	Identity of the valuer and any other experts involved in the valuation;	HSBD Techserv Pvt. Ltd
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	04.05.2024, 06.05.2024 and 09.05.2024
6	Inspections and/or investigations undertaken	06.05.2024
7	Nature and sources of the information used or relied upon;	From the market Sources
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and Building method
9	Restrictions on use of the report, if any;	By Bank only
10	Major factors that were taken into account during the valuation;	Markets rate
11	Major factors that were taken into account during the valuation;	Do
12	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.	The land is located on main road & behind the main Rice plant, there is other properties of area 4050 sq yards & 5290 sq yards, other mortgaged property. There is no demarcation between the three land parcels ie 4050 sq yards, 5290 sq yards & 3333 sq yards(Plant property)& the approach of the 4050 sq yards & 5290 sq yards is through the main plant. The property is under possession of bank. We were not allowed by the owner to measure, hence the parameter have been taken from the old report

Place : Noida

HSBD Techserv Pvt. Ltd.

Bhupesh Chandra
Registered Valuer

Date: 09.05.2024

1061	नगला दली	ग्रामीण	3100	4700	22000	17000	39000	44000	57	47	43
1062	नगला चलेम	ग्रामीण	4300	6500	29000	17000	48000	50000	123	94	72
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								157		
1063	नगला बरु	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1064	नगला विहारो	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1065	नगला गरीबा	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1066	नगला मौजी	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1067	नगला खजना	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1068	नगला बनारसी	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1069	नगला बौरवल	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1070	नारायणपुरवाढ	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1071	नसीरपुर	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								106		
1072	नानऊ	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1073	नारिरपुर	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1074	नौगावा	ग्रामीण	4000	6500	29000	17000	46000	50000	123	94	72
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								144		
1075	नौपुरा	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								106		
0058	पुर्सनी रोड	अर्धनगरीय	10100	13800	71000	17000	88000	94000			
0059	फोखर वाला आधिक	अर्धनगरीय	11100	13800	71000	17000	88000	94000			
0060	प्रयोरी नगर	अर्धनगरीय	10000	12500	71000	17000	88000	94000			
0061	प्रकाश सेवा सदन के पीछे स्थित नई आबादी	अर्धनगरीय	8600	12300	71000	17000	88000	94000			
0062	प्रकाश नगर	अर्धनगरीय	8300	12300	71000	17000	88000	94000			
0063	प्रोफेसर कालोनी	अर्धनगरीय	11000	12300	71000	17000	88000	94000			
0064	प्रगती पुरम	अर्धनगरीय	10000	12500	71000	17000	88000	94000			
0141	पोखर	अर्धनगरीय	7100	9700	71000	17000	88000	94000			
0142	पुरबियाला	अर्धनगरीय	7900	10800	71000	17000	88000	94000			
0143	पुराना थाना आधिक	अर्धनगरीय	7900	11000	71000	17000	88000	94000			
0144	पुराना थाना	अर्धनगरीय	7900	11000	71000	17000	88000	94000			
1076	पधावरी	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1077	भरसीरा	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
1078	पट्टी बहशाम	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								105		
1079	पट्टीशक्ति	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	43
	मिपरामई	ग्रामीण	3200	4700	22000	17000	39000	44000	111	79	55
1080											
1081	पीहुवा	ग्रामीण	4000	6500	29000	17000	46000	50000	111	79	55
	राष्ट्रीय/राज्यीय/जनपदीय मार्ग								145		
1082	पुर्सनी	ग्रामीण	3200	4700	22000	17000	39000	44000	111	79	55
1083	फतहल्लापुर	ग्रामीण	3200	4700	22000	17000	39000	44000	57	47	39
0065	बृजनगर	अर्धनगरीय	9300	12300	71000	17000	88000	94000			
0066	बशी वाला	अर्धनगरीय	9300	12300	71000	17000	88000	94000			
0067	बंगालपुरा	अर्धनगरीय	9300	12300	71000	17000	88000	94000			

 उप निरन्त्रक सादाबाद
 तहसीलदार सादाबाद
 उपजिल्हाधिकारी सादाबाद
 सहायक महानिरीक्षक सादाबाद
 उपर जिल्हाधिकारी (२५०/४०) सादाबाद
 जिल्हाधिकारी सादाबाद

सब रजिस्ट्रार सादाबाद
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 उप जिल्हाधिकारी सादाबाद
 सहायक महानिरीक्षक सादाबाद
 उपर जिल्हाधिकारी (२५०/४०) सादाबाद
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Khutipuri
खुतिपुरी



Wine shop & canteen



Dynali &
Petroleum ESSAR
गंधी
पेट्रोल

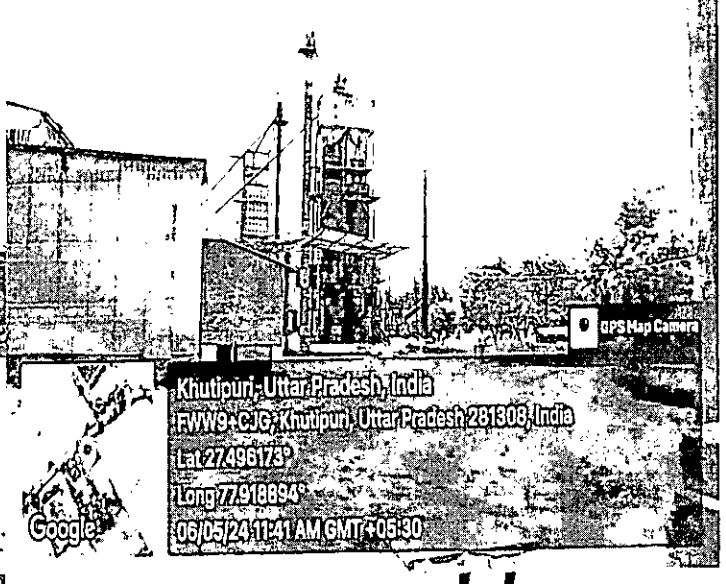
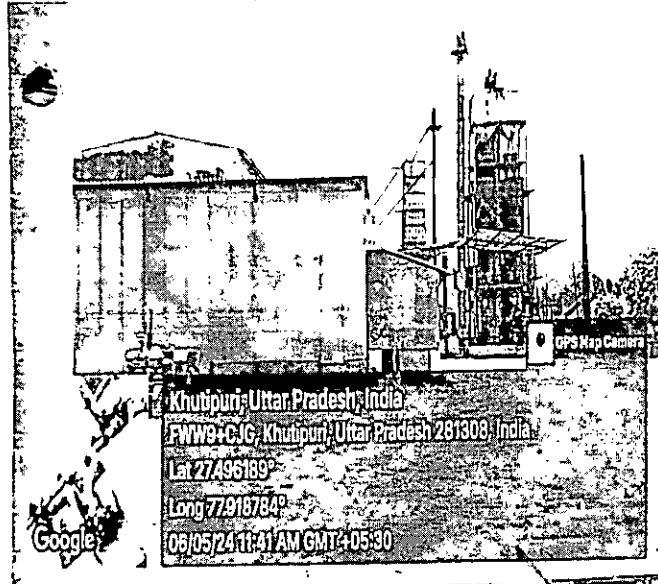
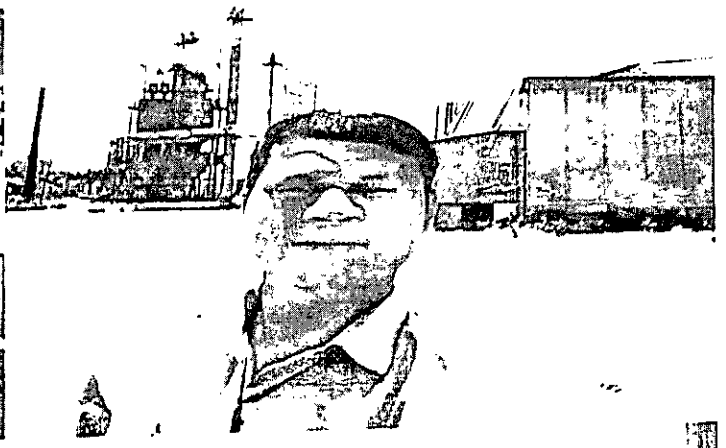
Ramvati D

सदावाद मार्ग

Nasirpur
नसिरपुर

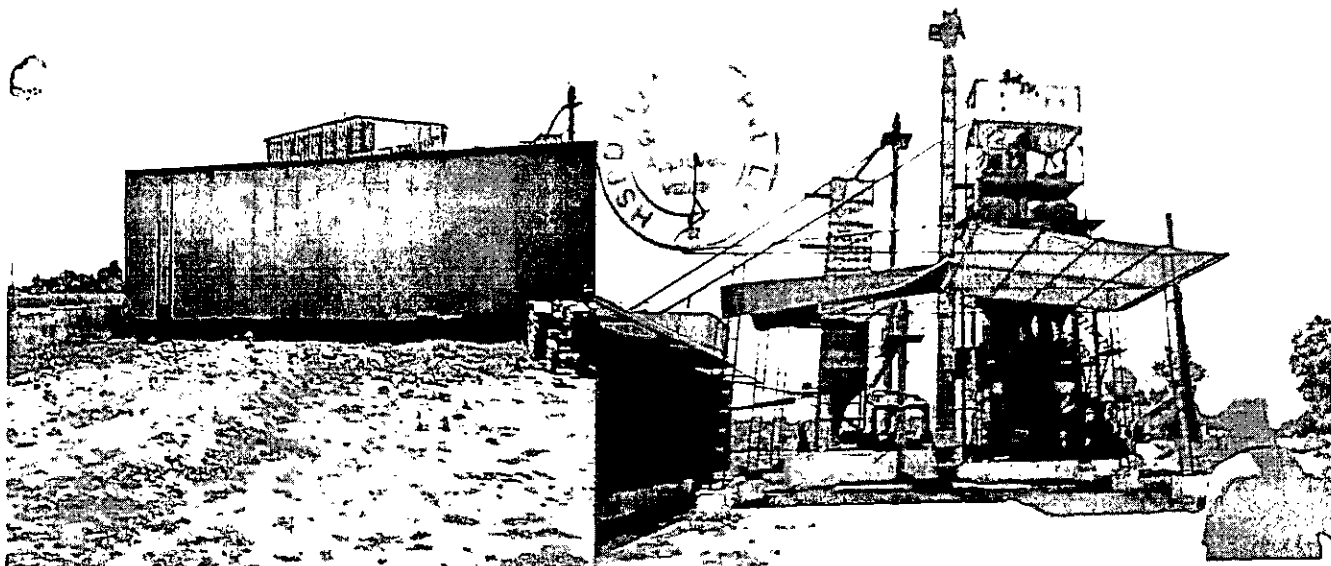
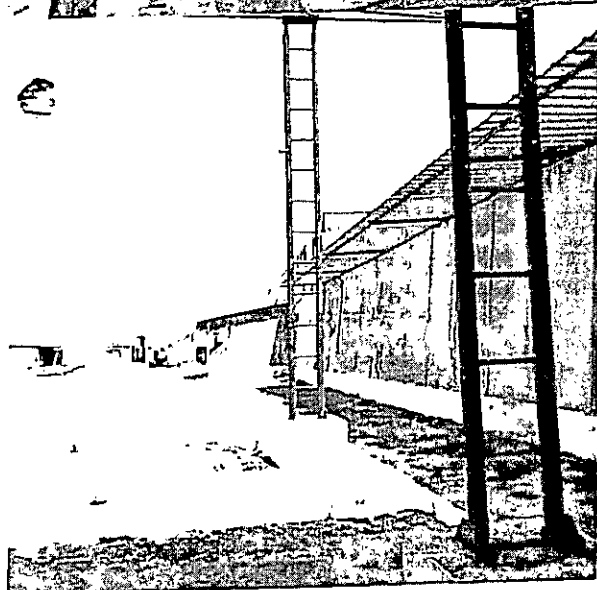
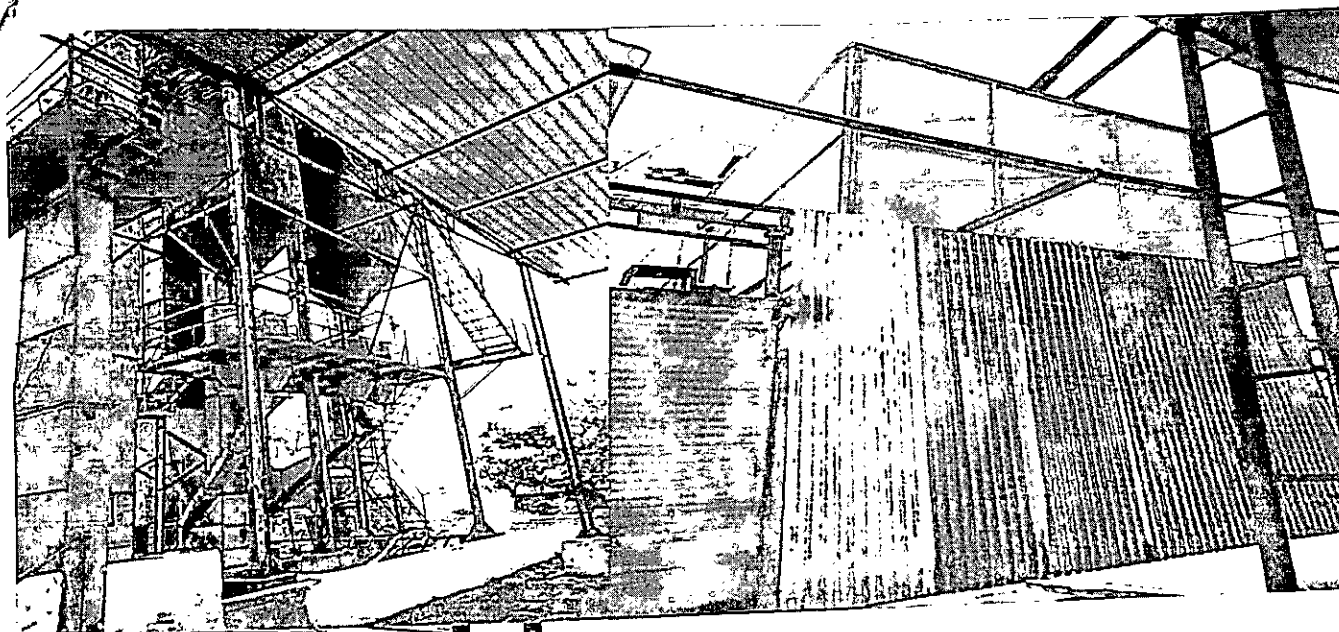
27°29'46.4"N 77°55'07.2"E





Name of the owner : Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh & Smt. Nirmla Singh W/o Shri Nagendra Pratap Singh

Address of the Property : Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.



Name of the owner : Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh & Smt. Nirmala Singh W/o Shri Nagendra Pratap Singh

Address of the Property : Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.