

V. K. A S S O C I A T E S

Office:-F-7,Alankar Palace Shopping Complex
Near Shankar Ashram,Jwalapur,Hardwar
e-mail:-vinayvidit2005@gmail.com
Phone:-9412957454, 9719540969

Er.Vinay Kumar

(Chartered Engineer)M.I.E.(Civil)
P.G.D.inDesign & Construction of Concrete Structure
F.I.V.,Structure Engineer,Panel Valuer of Banks
Approved Valuer of Govt.of India Income Tax Deptt.
Registration No.:-CCIT/51/2007-08

FOR: ARCHITECTURAL PLANNING, STRUCTURE DEISGN, VALUATION, ESTIMATE, VASTU CONSULTANCY

BILL

Dated: 29.05.2025

Smt. Aashi Gupta W/o Sri. Ashish Gupta

Charges for the Valuation = Rs.5,000/-

Total = Rs.5,000/-

(Rupees Five Thousand only.)

Please make the payment in A/C No.37317554708 (Vinay Kumar)
State Bank of India ,Hardwar.



Vinay
Er.VINAY KUMAR
A.M.I.E.(Civil)F.I.V.,P.G.D.D.C.(Structure)
Regd.Engineer H.R.D.A.
V.K ASSOCIATES, F-7 ALANKAR PALACE
SHOPPING COMPLEX NEAR SHANKAR
ASHRAM HARIDWAR-241007

V. K. ASSOCIATES

Govt. Regd. Engineer, Designer, Structure Engineer,
Valuer, Estimator & Builder

Govt. of India Income Tax Dept. Approved Valuer (CCIT/51/2007-08)

Panel Valuer or : State Bank of India, Canara Bank,
Punjab National Bank, Bank of Baroda,
Kurmanchal Bank, Bandhan Bank
Uttarakhand Gramin Bank
Union Bank of India, T.M.B.

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✉ vinayvidit2005@gmail.com

To,
Branch Manager
STATE BANK OF INDIA
S.M.E. Haridwar

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

1.	GENERAL	
1.	Purpose for which this valuation is made	To Assess Fair Market Value
2.	a. Date of inspection	29.05.2025
	b. Date on which this valuation is made	29.05.2025
3.	List of documents produced for perusal	
	i) Photocopy of Sale Deed	Lease Deed No :- 706/707 Dated :- 28.01.2005
	ii) Photocopy of Agreement to Sale	N.A.
	iii) Photocopy of Lease Deed	N.A.
4.	Name of the owner(S) and his/their address(es) with Phone no. (Details of share of each owner in case of joint & Co-ownership)	Smt. Aashi Gupta W/o Sri. Ashish Gupta
5.	Brief Description of the property (Includind leasehold / freehold etc)	Area of Land = 800.00 sq.m. Leasehold
6.	Location of the Property	
	a) Plot No. / Survey No.	Plot No.E-45
	b) Door No.	---
	c) T. S. No. / Village	Industrial Area, Bhadrabad
	d) Ward / Taluka	Pargana Jwalapur Tehsil & Distt. Haridwar.
	e) Mandal / District	Distt. Haridwar
7.	Postal Address of the Property	A Industrial Property at Plot No.E-45, Situated at Industrial Area, Bhadrabad, Paragana Jwalapur, Tehsil & Distt.Haridwar (Maha Lakshmi Ceramics)
8.	City/ Town	Haridwar
	Residential Area	No
	Commercial Area	No
	Industrial Area	Yes
9.	Classification of the Area	
	i) High / Middle / Poor	Middle
	ii) Urban / Semi Urban / Rural	Semi-Urban
10.	Coming under Corporation Limit/Village Panchayat/Municipality	Municipality

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M.I.E. (Civil) F. I. V.

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To,
Branch Manager
STATE BANK OF INDIA
S.M.E. Haridwar

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

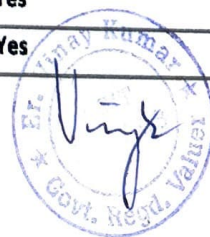
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Jwalapur, Haridwar - 249407 (UTTARAKHAND) INDIA

11.	Whether covered under any State/Central Govt.enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/	No	
12.	In Case it is an agricultural land any conversion to house site plots is contemplated	Industrial	
13.	Boundaries of the Property	As per Copy of Lease Deed	As per Site
	East	Plot No. E-44	Same As
	West	Plot No.E-46	Same As
	North	Road 12.00 M Wide	Same As
	South	Plot No. D-28	Same As
14	Latitude, Longitude and Co-ordinates of the site	29°55'52.7"N 78°03'31.2"E	
14.1	Nearby Landmark	Near Metal Aids Factory	
15.	Extent of site	800.00 sq.m.	
16.	Extent of site considered for valuation (least of 14 A & 14 B)	800.00 sq.m.	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long ? Rent received per month.	Owner	
II.	Characteristics of the Site		
1.	Classification of Locality	Middle Class	
2.	Development of surrounding area	Semi- Developed	
3.	Possibility of frequent flooding / sub-merging	No	
4.	Feasibility to the Civic amenities like school,hospital, bus stop,market etc.	Near by	
5.	Level of land with topographical conditions	Level	
6.	Shape of Land	regular	
7.	Type of use to which it can be put	Industrial	
8.	Any usage restriction	N.A.	
9.	Is plot in town planning approved layout	N.A.	
10.	Corner plot or Intermittent Plot	Intermittent	
11.	Road facilities	Available	
12.	Type of road available at present	Pakka Road	
13.	Width of road - is it below 20 ft. Or more then 20 ft.	Road 12M wide	
14.	Is it 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.	Near Schools & Hospitals		
2.	Good Marketability		Yes
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)		Yes
			N.A.
1.	No		
2.			
Part - A (Valuation of land)			
1.	Size of plot	800.00 sq.m.	
	East & West	As per Copy of Lease Deed	As per Site
	North & South	East 40 M & West 40 M	Same As
2.	Total extent of the plot (Sq.m.)	North 20 M South 20 M	Same As
3.	Prevailing Market Rate (Along with details/reference of at least two latest deals/transsactions with respect to adjacent properties in the areas)	800.00	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) Circle Rate Of Building	Rs.22,000/- Per Sq.m.	
5.	Assesess / adopted rate of valuation	Rs.13,500/- Per sq.m. (Pg No.1/2 SI No. 18) Rs.14,000/- Per sq.m.	
6.	Estimate value of land	Rs. 22,000	
		Rs. 17,600,000	
Part - B (Valuation of Building)			
Technical details of the building			
a.	Type of Building (Residential / Commercial/ Industrial)	Industrial	
b.	Type of Construction (Load bearing/RCC/ Steel framed)	R.C.C. & Shed	
c.	Year of construction	18 Years	
d.	Number of floors and height of each floor including basement, if any	G.F., (Ht. 13Ft) F.F. (Ht.10Ft) G.F. Shed (Ht 18ft)	
e.	Plinth area floor - wise	G.F.+ F.F.+G.F. (Shed)=698.61 sq.m.	
f.	Condition of the building		
i)	Exterior - Exellent , Good, Normal, Poor	Good	
ii)	interior - Exellent , Good, Normal, Poor	Good	
g.	Date of issue and validity of layout of approved map / plan	N.A.	



h.	Approved map / plan issuing authority	Not Available
i.	Whether genuineness or authenticity of approved map / plan is verified	Not Available
j.	Any other comments by our empenelled valuers on authentic of approved plan	N.A.

Specifications of construction (floor-wise) in respect of

S. No.	DESCRIPTION	Gr. Floor	F.F.	G.F. Shed
1.	Foundation	R.C.C.	R.C.C.	Shed
2.	Basement	No	No	No
3.	Superstructure	R.C.C.	R.C.C.	R.C.C.
4.	Joinery / Doors & Windows (Please furnish details about size of frames, stutters, glazing, fitting etc. and specify the species of timber)	N.A.	MS	M.S.
5.	RCC works	Yes	Yes	Yes
6.	Plastering	Yes	Yes	Yes
7.	Flooring, Skirting, dadoig	Yes	Yes	Yes
8.	Special finish as marble, granite, wooden paneling, grills, etc	Yes	Yes	Yes
9.	Roofing including weather proof course	Yes	Yes	Yes
10.	Drainage	Yes	Yes	Yes

S. No.	DESCRIPTION				
1.	Compound wall				
	Heigth				
	Length				
	Type of construction				
2.	Electrical Installation				
	Type of wiring	Concelled			
	Class of fitting (Superior / ordinary / poor)	Superlor			
	Number of light points	==			
	Fan points	==			
	Spare plag points	==			
	Any other item				
3.	Plumbing installation				
	No. of water closets and their type	==			
	No. of wash basins	==			
	No. of urinals	==			
	No. of bath tube	==			
	Water meter, taps, etc.	==			
	Any other fixtures				



Valuation of Building

Sr. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	Ground Floor	70.00	13 Ft	18 Years	Rs. 8,000	Rs. 560,000	Rs. 100,800	Rs. 459,200
2	First Floor	70.00	10 Ft.	2 Years	Rs. 10,000	Rs. 700,000	Rs. 14,000	Rs. 686,000
3	G.F. Shed	558.61	18 Ft.	18 Years	Rs. 8,000	Rs. 4,468,880	Rs. 804,398	Rs. 3,664,482
Total Market Value of Building								
1	Value of Land by adopting GLR				800.00	Rs. 13,500		Rs. 4,809,682
2	Value of Building by adopting GLR (RCC)				140.00	Rs. 14,000	18%	Rs. 10,800,000
2	Value of Building by adopting GLR (Shed)				558.61	Rs. 12,000	18%	Rs. 352,800
GLR Value of Property Total								
Details of valuation								Rs. 12,359,398
Part C - (Extra Items)								
1.	Modular Kitchen (01 in Nos.)							
2.	Ornamental front door					Rs. 0		
3.	Sit out / Verandah with steel grills					Rs. 0		
4.	Overhead water tank					Rs. 0		
5.	Extra steel / collapsible gates					Rs. 0		
	Total					Rs. 0		
PART D - (AMENITIES)								
1.	Wardrobes					Rs. 0		
2.	Glazed tiles					Rs. 0		
3.	Extra sinks and bath tub					Rs. 0		
4.	Marble / Ceramic tiles flooring					Rs. 0		
5.	Interior decorations					Rs. 0		
6.	Architectural elevation works					Rs. 0		
7.	Penelling works					Rs. 0		
8.	Aluminium works					Rs. 0		
9.	Aluminium hand rails					Rs. 0		
10.	False ceiling					Rs. 0		
	Total					Rs. 0		
PART E - (Miscellaneous)								
1.	Separate toilet room					Rs. 0		
2.	Separate lumber room					Rs. 0		
3.	Separate water tank / pump					Rs. 0		
4.	Trees, gardening					Rs. 0		
	Total					Rs. 0		



PART F - (Services)		
1.	Water supply arrangements	Rs. 0
2.	Drainage arrangements	Rs. 0
3.	Compound wall	Rs. 0
4.	C. B. deposits, fittings etc.	Rs. 0
5.	Pavements	Rs. 0
	Total	Rs. 0

Total abstract of the entire property

Part- A	Land	Rs. 17,600,000
Part- B	Building	Rs. 4,809,682
Part- C	Extra Items	Rs. 0
Part- D	Amenities	Rs. 0
Part- E	Miscellaneous	Rs. 0
Part- F	Services	Rs. 0
	Total	Rs. 22,409,682

Present Market Value

Realisable Value (85%)	Rs. 22,409,682
Forced sale Value (80%)	Rs. 19,048,229
	Rs. 17,927,745

Valuation : Here, the Approved valuer should discuss in details 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 calculation. Also, such aspects as i) Saleability 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 longitude/latitude and co-ordinates of property using GPS/various pps/Internet sites.

Market value of property is more than 20% of GLR value because the property is situated on residential area Bhagwanpur .

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,90,48,229/- (Rupees One Crore Ninety Lac Fourty Eight Thousand Two Hundred Twenty Nine only)**

Place: Haridwar

Dated: 29.05.2025.



Vijay
Signature

(Name and Official Seal of the Approved Valuer)
I, Jg. Engineer H.R.D.A.

The undersigned has inspected the property detailed in the Valuation Report dated 29.05.2025, We are satisfied that the fair and reasonable market value of the property is Rs. 2,24,09,682/- (Rupees Two Crore Twenty Four Lac Nine Thousand Six Hundred Eighty Two only)

Signature

(Name of the Branch Manager with Official seal)