

ABHISHEK GUPTA

B.Arch, MSc.REV, CE, F.I.V., V.CEV

Panel Valuer of Nationalize Banks
COA & HRDA Approved Architect
Wealth Tax Govt. Approved Valuer

de design studio
Architect, Planner & Valuer

Chartered Engineer, IIE
Fellow Member of IOV
Valuer Member of CEV

Ref. No. – dds/BR/2022/1315a

RE- VALUATION REPORT OF RESIDENTIAL PROPERTY (RESIDENCE)

DATE OF INSPECTION : 24.06.2022
DATE OF SUBMISSION OF REPORT : 25.06.2022

SITUATED AT
PLOT NO- 4 (EAST SIDE & WEST SIDE), NANDPURI COLONY,
GRAM- AHMEDPUR KARACH,
PARGANA JWALAPUR, TEHSIL & DISTT- HARIDWAR

OWNER
MR. AJAY KUMAR S/O MR. OM PRAKASH GUPTA
(M/S DEMIGOD AGRO FOOD PVT. LTD.)

PREPARED FOR
SBI, SME, BHEL, HARIDWAR

PREPARED BY
M/S DE DESIGN STUDIO



(As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which the report will be considered to be correct)

RE-VALUATION REPORT

Name & Address of Branch : SBI, SME, BHEL, Haridwar

S.No	Particulars	: Content
I.	Introduction	
1.	Purpose for which the Valuation is made	: Information available at the Bank
2.	Date of inspection	: 24.06.2022
	Date of Valuation	: 25.06.2022
3.	List of documents produced for perusal	: 1. Sale Deed 1 Serial No- 2809 on dated 28.10.1987 2. Sale Deed 2 Serial No- 2950 on dated 09.11.1987 3. Previous Valuation Report by M/De Design Studio on dated 31.07.2019 4. Colony Layout Plan
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: OWNER: Mr. Ajay Kumar S/o Mr. Om Prakash Gupta (8128922813)
	Name of Purchaser	: NA
5.	Brief description of the property (Including leasehold / freehold etc)	: The Property is a Free Hold Property.
6.	Location of the property in the city Plot No. / Survey No. Khata No. Mauza P.s.No T. S. Mandal / District	: (Nearby Arya Nagar Chowk) Plot No- 4 (East Side & West Side), Nandpuri Colony, Gram- Ahmedpur Karach, Pargana Jwalapur, Tehsil & Distt- Haridwar
7.	Postal address of the property	: Plot No- 4 (East Side & West Side), Nandpuri Colony, Jwalapur, Tehsil & Distt- Haridwar
8.	City / Town	: Haridwar
	Residential/ Commercial/ Industrial Area	: Residential Area
9.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	: Middle Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	: Nagar Nigam Haridwar
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: Please Refer TIR
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	: NA



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13.	Boundaries of the Property	A. (As per Sale Deed 1)	B. (As per Deed 2)	C. (Actuals)
	North	55'0"	35'0"	79'0"
	South	35'0"	35'0"	79'0"
	East	38'6"	38'9"	38'6"
	West	38'9"	39'0"	40'0"
	Extent of the site	125.63 Sq. Mt.	126.45 Sq. Mt.	285.40 Sq. Mt.
	Extent of the site considered for valuation (least of 14 A & 14B)	252.08 Sq. Mt. (As per 2 Sale Deed)		
14.	Description of Adjoining properties	A (As per Sale Deed)	B. (As per Sale Deed 2)	C. (Actuals)
	North	Land of Mr. Ramakant & Mr. Mohan Lal Plot No- 5	Land of Mr. Ramakant & Mr. Mohan Lal Plot No- 5	Land of Mr. Ramakant & Mr. Mohan Lal
	South			Property of Mr. Pramod God
	East	Road 20' Wd.	Land of Mr. Ajay Kumar Gupta Plot No- 9 B	Road 20' Wd.
	West	Plot No- 4	Mr. Om Prakash	House of Mr. Om Prakash Gupta
		29°55'37"N		78°7'18" E
15.	Latitude, Longitude and Coordinates of the site	W4GC+QPV		
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent Received per month.	Owner Occupied		
II.	Characteristics of the Site			
	Classification of the locality	Residential		
	Development of surrounding areas	Developed		
	Possibility of frequent flooding/sub merging	Not find now		
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	At a Moderate Distance		
	Level of land with topographical conditions	Normal		
	Shape of land	Irregular		
	Type of use to which it can put	Residential		
	Any usage restriction	Residential		
	Is plot in town planning approved layout?	Haridwar Master Plan- 2025		
	Corner Plot or Intermittent Plot?	Intermittent Plot		
	Type of road available at present	Nandpuri Colony Road		
	Road facilities	Yes, Independent Road Available		
	Water Potentiality	Yes		
	What is the width of the Road?	Aprx. 20' Wd.		
	Is it a land - locked land?	No		
	Underground sewerage system	Underground Sewerage System		
	Is power supply available at the site?	Yes		
	Advantage of the site	-		
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.	Not Find Any		

PART-A (Valuation of Land)

1.	Size of plot (As per Site)	79'0" & 79'0"
	North & South	38'6" & 40'0"
	East & West	
2.	Total extent of the plot	252.08 Sq. Mt. (As per 2 Sale Deed)
3.	Prevailing market rate (Along with details/ reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	The Market Rate in the area ranges around Rs. 8000/- to Rs. 10000/- per Sq. Ft for the Residential Land use as per the Market Study done nearby.
4.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs. 29000/- Land - Page - 03, Serial No. - 25, Haridwar Circle Rate - 13/01/2020 (Circle Rate Scan copy of page attached in Annexure - III)
5.	Assessed/adopted rate of valuation	The Rate adopted Average around Rs. 9000/- per Sq. Ft.

6. Estimated Value of Land

	Area (In Sq. Mt)	Rate (In Rs.)	Multiple Factor	Net Amount (In Rs.)
i) Value of land by adopting GLR	252.08	29000/-	1.05	Rs. 76,75,836/-
ii) Value of Building by Adopting GLR	300	12000/-	0.834 (18 Y)	Rs. 30,02,400/-
Boundary Wall for GLR	70	1000/-	0.834	Rs. 58,380/-
iii) Value of land by adopting PMR	252.08	97000/-	-	Rs. 02,44,51,760/-

PART-B (Valuation of Building)

TECHNICAL DETAILS OF THE BUILDING

a.	Type of Building (Residential/ Commercial/ Industrial),	Residential
b.	Type of construction (Load bearing /RCC/ Steel Framed)	R.C.C.
c.	Year of construction	GF = 1991-92 & FF = 2015-16 (Informed by the Owner) Consider Average Age 18 Years
d.	Number of floors & height of each floor including basement, if any	2 Floors (G+1), Height- R.C.C. = Aprx. 11'-12' High
e.	Plinth area floor-wise (G+1)	As per HRDA BY- Laws & Site: Aprx. 300 Sq. Mt



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f.	Condition of the building	Good
	i) Exterior - Excellent, Good, Normal, Poor	Good
	ii) Interior - Excellent, Good, Normal, Poor	Good
g.	Date of issue and validity of layout of approved map / plan	Approved Map Not Available
h.	Approved map / plan issuing authority	-
i.	Whether genuineness or authenticity of approved map / plan is verified	-
j.	Any other comments by our empanelled valuers on authentic of approved plan	-

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

SR.No	Description	
1.	Foundation	R.C.C.
2.	Basement	R.C.C.
3.	Superstructure	Brick
4.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Wood/ Steel
5.	RCC Works	Yes
6.	Plastering	Yes
7.	Flooring, Skirting, dadoing	Tiles/ Marbles
8.	Special finish as marble, granite, wooden panelling, drills etc.	Yes
9.	Roofing including weather proof course	Yes
10.	Drainage	Underground

2.	COMPOUND WALL	
	Height	-
	Length	-
	Type of Construction	-
3.	ELECTRICAL INSTALLATION	
	Type of wiring	Conduit/ Open
	Class of fittings (Superior/ Ordinary /Poor)	Superior
	Number of light points	As per Site
	Fan points	As per Site
	Spare plug points	As per Site
	Any other item	Nil



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4	PLUMBING INSTALLATION	As per Site
	No. of water closets and their type	As per Site
	No. of wash basins	As per Site
	No. of urinals	Nil
	No. of bath tubs Water meter, taps, etc.	Nil
	Any other fixtures	

DETAILS OF VALUATION (ANNEXURE- I):

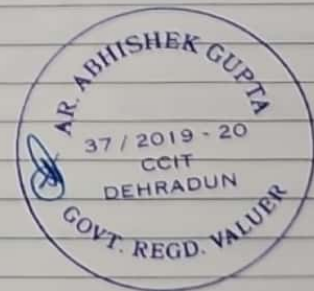
Sr. No.	Particulars of Item	R.C.C. Covered Area As per Approved Map (G+1)	Steel Shed
		300	NA
1	Plinth area	Aprx. 12'	
2	Roof Height	18	
3	Age of the building	65	
4	Total life of the building estimated	20000/-	
5	Estimated Replacement Rate of Construction (In Rs.)		
6	Replacement Cost	Rs. 60,00,000/-	
7	Dep % assuming Salvage value 10%	24.92%	
8	Depreciation Value Rate	Rs. 15016/-	
9	Present value of the building	Rs. 45,04,800/-	
10	Total Net Value of the Building		Rs. 45,04,800/-

PART -C (Extra Items)

1	Portico	
2	Ornamental Front Door	
3	Sit out/ Varandah with steel grills	
4	Overhead water tank	
5	Extra steel/collapsible gates	
	TOTAL (LUMPSUM)	Aprx. Rs. 05,00,000/-

PART -D (Amenities)

1	Wardrobes	
2	Glazed tiles	
3	Extra sinks and bath tub	
4	Marble/Ceramic tiles flooring	
5	Interior decorations	
6	Architectural elevation works	
7	Panelling works	
8	Aluminium works	



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9	Aluminium hand rails	
10	False ceiling	
	TOTAL (LUMPSUM)	Aprx. Rs. 10,00,000/-

PART-E (Miscellaneous)

1	Separate toilet room	
2	Separate lumber room	
3	Separate water tank/sump	
4	Trees, gardening	
	TOTAL (LUMPSUM)	Aprx. Rs. 01,00,000/-

PART-F (Services)

1	Water supply arrangements	
2	Drainage arrangements	
3	Compound wall	
4	C.B. deposits, fittings etc.	
5	Pavement	
	TOTAL (LUMPSUM)	Aprx. Rs. 05,00,000/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A	Land	Rs. 02,44,51,760/-
Part-B	Building	Rs. 45,04,800/-
Part-C	Extra items	Rs. 05,00,000/-
Part-D	Amenities	Rs. 10,00,000/-
Part-E	Miscellaneous	Rs. 01,00,000/-
Part-F	Service	Rs. 05,00,000/-
	TOTAL	Rs. 03,10,56,560/-
	Say	Rs. 03,10,00,000/-
Total Present Fair Market Value (FMV)		Rs. 02,63,00,000/-
Realizable Market Value (RMV) (Rounded @ ~15% less)		Rs. 02,23,55,000/-
Forced/ Distress Sale Value (FSV) (Rounded @ ~25% less)		Rs. 02,32,00,000/-
Guideline Rate Value (GLR)		Rs. 01,07,36,616/-

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 **Mentioned Above**.