

HOME MAKERS
AMIT KUMAR CHAUHAN
VALUERS, ENGINEERS & ARCHITECTS
GOVT. APPROVED VALUER (WEALTH TAX)
Wealth Tax Registration No. – 04/2013-14

Office Add. : Shop no. 1, Second Floor , Krishna
Complex , Near Fun & Food Restaurant ,
Ranipur More , Haridwar (UK)
Email Add. ar.amitchauhan@gmail.com

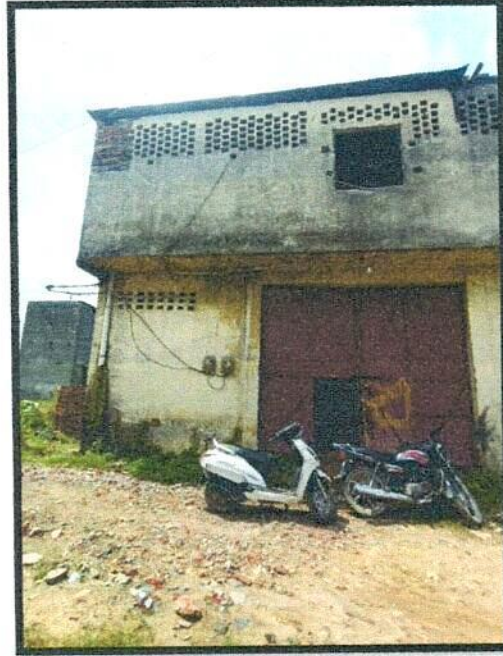
**VALUATION REPORT
OF
HALL BUILDING**

SITUATED AT

**SOURH PART OF PLOT NO. 2 & 3, PART OF KHASRA NO. 324, DARA AALI BERUN DAR
ABADI SAR SAYYAD COLONY, VILLAGE RAM GARH ROAD, PARGANA & TEHSIL &
DISTT. SAHARANPUR**

OWNER

SMT. UZMA PRAVEEN W/O SH. TANZEEM AHMAD



ON BEHALF OF

**BANK OF MAHARASHTRA, BUILDING NO. 12/2955, AMBALA ROAD , NEAR
AMAR FURNITURE , SAHARANPUR UTTARPRADESH - 247001**

Ref. No.: BOM/SHARANPUR /2024-25


DATED: 27/08/2025

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)
(To be filled in by the Approved Valuer)

Ref. No.: BOM/ SAHARANPUR /2023-2024

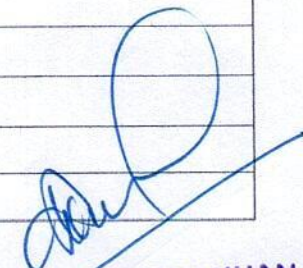
Dated: 27/08/2025

I. GENERAL		
1	Purpose for which the valuation is made	: To Know the Fair Market Value of the property
2	Date of Inspection	: 25/08/2025
	Date on which the valuation is made	: 27/08/2025
3	List of Document produced for perusal	
	a Legal Search Report	: 1. Copy of Sale Deed no. 2488 on Dated 31/03/2017
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)	: Smt. Uzma Praveen W/O Sh. Tanzeem Ahmad R/o Sakina Ibrahimabad, Saharanpur (Sole ownership)
5	Brief description of the property (Including leasehold / freehold etc) : The property under valuation is free hold property (Hall Building) measuring Land Area 83.61 Sq.mt. The property is situated 200 M away from Naira Palace	
6	Location of property	
	a Plot No. / Survey No.	: Sourh Part of Plot No. 2 & 3, Part of Khasra No. 324
	b Door No.	: As Above
	c T. S. No. / Village	: Dara Aali Berun Dar Abadi Sar Sayyad Colony, Village Ram Garh Road
	d Ward / Taluka	: Pargana & Tehsil Saharanpur
e Mandal / District	: Distt. Saharanpur	
7	Postal address of the property	: Sourh Part of Plot No. 2 & 3, Part of Khasra No. 324, Dara Aali Berun Dar Abadi Sar Sayyad Colony, Village Ram Garh Road, Pargana & Tehsil & Distt. Saharanpur
8	City / Town	: Distt. Saharanpur
	Residential Area	: Residential Area
	Commercial Area	: --
	Industrial Area	: -
9	Classification of the area	
	(i) High/ Middle/ Poor	: Middle class
	(ii) Urban/ Semi Urban/ Rural	: Semi-Urban


AR. AMIT KUMAR CHAUHAN
(B-ARCH)
REGD. VALUER F-20584
PANEL VALUER (L.I.C.) DBV0017
INCOME TAX VALUER
REGD. No. 4/2013-2014

Ar **AR.AMIT KUMAR CHAUHAN**
(PANEL VALUER OF IMMOVABLE PROPERTIES)

10	Coming under Corporation limit/ Village Panchayat / Municipality	:	Inside Nagar Nigam Limits	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:		
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No, It is Hall Building	
13	Boundaries of the property		As per Sale Deed	As per site
	North	:	Part of Plot No. 2 & 3 (Tanzeem Ahmad)	Part of Plot No. 2 & 3 (Tanzeem Ahmad)
	South	:	Plot of Other	Plot of Other
	East	:	Road 15'-0'' Wide	Road 15'-0'' Wide
	West	:	Plot of Peer Ji	Plot of Peer Ji
14.1	Dimensions of the site	:	A	B
		:	As per Sale Deed	Actual
	North	:	48'-0''	48'-0''
	South	:	48'-0''	48'-0''
	East	:	18'-9''	18'-9''
	West	:	18'-9''	18'-9''
14.2	Extent of the site	:	Land Area = 83.61 Sq.mt (900.00 Sq.ft)	
15	Latitude, Longitude and Coordinates of the site	:	29.986896 , 77.521613	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Land Area = 83.61 Sq.mt (900.00 Sq.ft)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Property under possession of the owner	
II CHARACTERISTICS OF THE SITE				
1	Classification of locality	:	Middle class	
2	Development of surrounding areas	:	Good development	
3	Possibility of frequent flooding / sub- merging	:	No	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1-2 Kms	
5	Level of land with topographical conditions	:	Plain surface	
6	Shape of land	:	Rectangular in shape	
7	Type of use to which it can be put	:	Hall Building	
8	Any usage restriction	:		
9	Is plot in town planning approved layout?	:	N.A	
10	Corner plot or intermittent plot?	:	Intermittent plot	


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11	Road facilities	:	Available
12	Type of road available at present	:	R.C.C. Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Road 15'-0'' Wide in East Direction
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Available in the locality
16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Yes
18	Advantage of the site		Good Location
	i	:	No
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)	:	No
	i	:	No

PART – A (VALUATION OF FLAT)

1	Size of plot		
	North & South	:	As Above
	East & West	:	As Above
2	Total extent of the Land	:	Land Area = 83.61 Sq.mt (900.00 Sq.ft)
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 25000/- to Rs. 35000/- per sq.mt
4	Assessed / adopted rate of valuation	:	Rs. 30000/- per sq.mt
5	Estimated value of Land	:	83.61 sq.mt Rs. 30000/- per sq mt = Rs. 25,08,300/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land Rate: Rs. 6900/- per Sq.mt
	a) Land	:	83.61 sq.m x Rs. 6900 per sq.mt =Rs. 5,76,909/-
	b) Cost of Construction	:	(Tin Shed) 83.64 Sq.mt X 7000 per sq.mt = Rs. 5,85,480/- (Rcc) 21.07 Sq.mt X 14000 per sq.mt = Rs. 2,94,980/-
	Guideline Value (a + b)	:	Rs. 14,57,369/-

PART - B (VALUATION OF BUILDING)

Technical details of the building			
a	Type of Building (Residential / Commercial/ Industrial)	:	Hall Building
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	Tin Shed & Rcc Structure
c	Year of construction	:	12 Year's Old
d	Number of floors and height of each floor including basement, if any	:	Ground Floor = 3.0 M First Floor = 3.0 M
e	Plinth area floor-wise	:	G.F = 62.57 Sq.mt (Tin Shed) G.F = 21.07 Sq.mt (R.c.c) F.F = 21.07 Sq.mt (Tin Shed) (as per Site Area)
f	Condition of the building		
	Exterior - Excellent, Good, Normal, Poor	:	Average
	Interior - Excellent, Good, Normal, Poor	:	Average
g	Date of issue and validity of layout of approved map / plan	:	N.A
h	Approved map / plan issuing authority	:	Approved Building Plan is Not Available.
i	Whether genuineness or authenticity of approved map / plan is verified	:	N.A
j	Any other comments by our empanelled valuers on authenticity of approved plan	:	N.A

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		
1	Foundation	:	As per R.C.C structure.
2	Basement	:	N.A
3	Superstructure	:	Rcc & Tin Shed
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	M.S Gate
5	RCC works	:	Roof slabs
6	Plastering	:	N.A
7	Flooring, Skirting, dado	:	Wooden framed doors
8	Special finish as marble, granite, wooden panelling, grills, etc	:	P.c.c Flooring
9	Roofing including weather proof course	:	-
10	Drainage	:	-

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S. No.	Description	
1	Compound wall	: N.A
	Height	: 3.00M
	Length	: -
	Type of construction	: R.C.C & Tin
2	Electrical installation	: As per structural specifications.
	Type of wiring	: As above
	Class of fittings (superior / ordinary / poor)	: As above
	Number of light points	: As above
	Fan points	: As above
	Spare plug points	: As above
	Any other item	: As above
3	Plumbing installation	
	No. of water closets and their type	: As above
	No. of wash basins	: As above
	No. of Sink	: As above
	No. of urinals	: As above
	No. of bath tubs	: As above
	Water meter, taps, etc.	: As above
	Any other fixtures	: As above

DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Nil	Net value after depreciation Rs.
1	G.F (Shed)	62.57	3.0 M	12 Year's	8000/-	5,00,560/-	N.A	5,00,560/-
2	G.F (Rcc)	21.07	3.0 M	12 Year's	6000/-	1,26,420/-	N.A	1,26,420/-
3	F.F (Tin Shed)	21.07	3.0 M	12 Year's	5000/-	1,05,350/-	N.A	1,05,350/-
		104.71						Rs. 7,32,330/-

PART C- (EXTRA ITEMS)

(AMOUNT IN RS.)

1.	Portico	: N.A
2.	Ornamental front door	: N.A
3.	Sit out/ Verandah with steel grills	: N.A
4.	Overhead water tank	: N.A
5.	Extra steel/ collapsible gates	: NA
	Total	: NA

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PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes	:	N.A
2.	Glazed tiles	:	N.A
3.	Extra sinks and bath tub	:	N.A
4.	Marble / Ceramic tiles flooring	:	N.A
5.	Interior decorations	:	N.A
6.	Architectural elevation works	:	N.A
7.	Paneling works	:	N.A
8.	Aluminum works	:	N.A
9.	Aluminum hand rails	:	N.A
10.	False ceiling	:	N.A
	Total	:	N.A
PART E- (MISCELLANEOUS)		:	(AMOUNT IN RS.)
1.	Separate toilet room	:	N.A
2.	Separate lumber room	:	N.A
3.	Separate water tank/ sump	:	N.A
4.	Trees, gardening	:	N.A
	Total	:	N.A
PART F- (SERVICES)		:	(AMOUNT IN RS.)
1.	Water supply arrangements	:	N.A
2.	Drainage arrangements	:	N.A
3.	Compound wall	:	N.A
4.	C. B. deposits, fittings etc.	:	N.A
5.	Pavement	:	N.A
	Total	:	N.A
TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part- A	Land	:	Rs. 25,08,300/-
Part- B	Building	:	Rs. 7,32,330/-
Part- C	Extra Items	:	Rs.
Part- D	Amenities	:	N.A
Part- E	Miscellaneous	:	N.A
Part- F	Services	:	N.A
	Total	:	Rs. 32,40,630/-
	Or	:	Rs. 32.40 Lakhs

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(**Valuation:** Here the approved valuer should discuss in detail 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 calculations. 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 of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that:

1.	Fair Market Value	:	Rs. 32.40 Lakhs (Rupees Thirty Two Lakhs Forty Thousand Only)
2.	Realizable Value (90% of FMV)	:	Rs. 29.16 Lakhs (Rupees Twenty Nine Lakhs Sixteen Thousand Only)
3.	Distress Sale Value (80% of FMV)	:	Rs. 25.92 Lakhs (Rupees Twenty Five Lakhs Ninety Two Thousand Only)
4.	Cost of construction for insurance purpose	:	Not applicable
5.	The Book Value of the above property	:	N.A

Place : Haridwar

Date : 27/08/2025


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Govt. Regd. Valuer (B-ARCH)
REGD. No. 4/2013-2014
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REGD. No. 4/2013-2014

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs _____ (Rs. _____ only).

Signature

(Name of the Branch Manager with Office Seal)

- Encl:** 1. Declaration from the value in Format E (Annexure IV)
2. Model Code of conduct for valuer (Annexure V)

DECLARATION FROM VALUERS

I hereby declare that:-

- a) The information furnished in my valuation report dated **27/08/2025** 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) Our Engineer/Surveyor has personally inspected the property on **25/08/2025** The work is not sub-contracted 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 proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

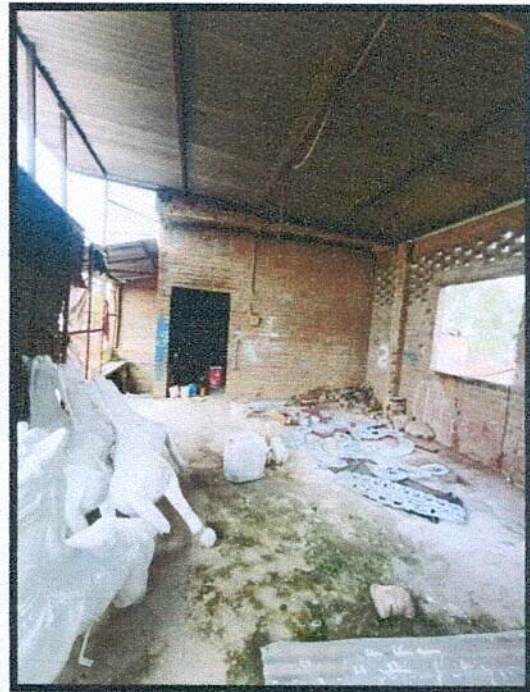
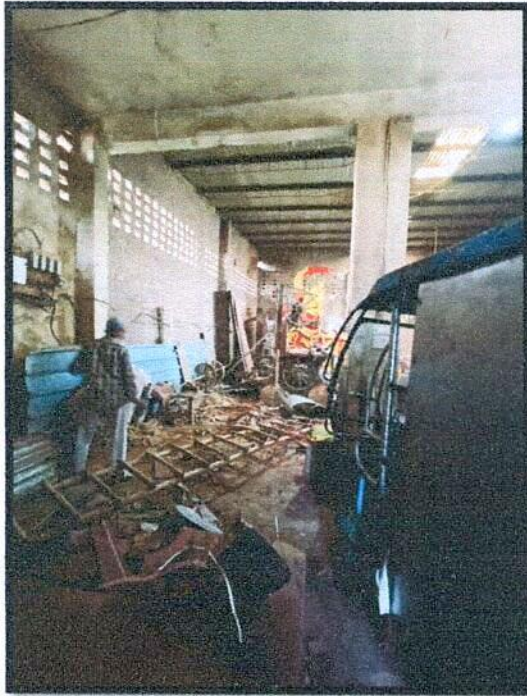

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S. No.	Particulars	Valuer Comment
1	Background information of the asset being valued;	Hall Building
2	Purpose of valuation and appointing authority	To asses fair market value. BOM, Building no. 12/2955, Ambala Road , Near Amar Furniture , Saharanpur .
3	Identity of the valuer and any other experts involved in the valuation	Ar. Amit Kumar Chauhan
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	Bank Visit date- 25/08/2025 Date of valuation / report- 27/08/2025
6	Inspection and/or investigation undertaken;	Site visit and market survey
7	Nature and sources of the information used or relied upon;	Site visit and market survey
8	Procedures adopted in carrying out the valuation and standards followed;	Land & Building Method
9	Restriction on use of the report, if any;	BOM, , Building no. 12/2955, Ambala Road , Near Amar Furniture , Saharanpur.
10	Major factors that were taken into account during the valuation;	(i) Market Survey from Local Real Estate Agents and Neighbors. (ii) Online Search of market trend.
11	Caveats, Limitation 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.	-

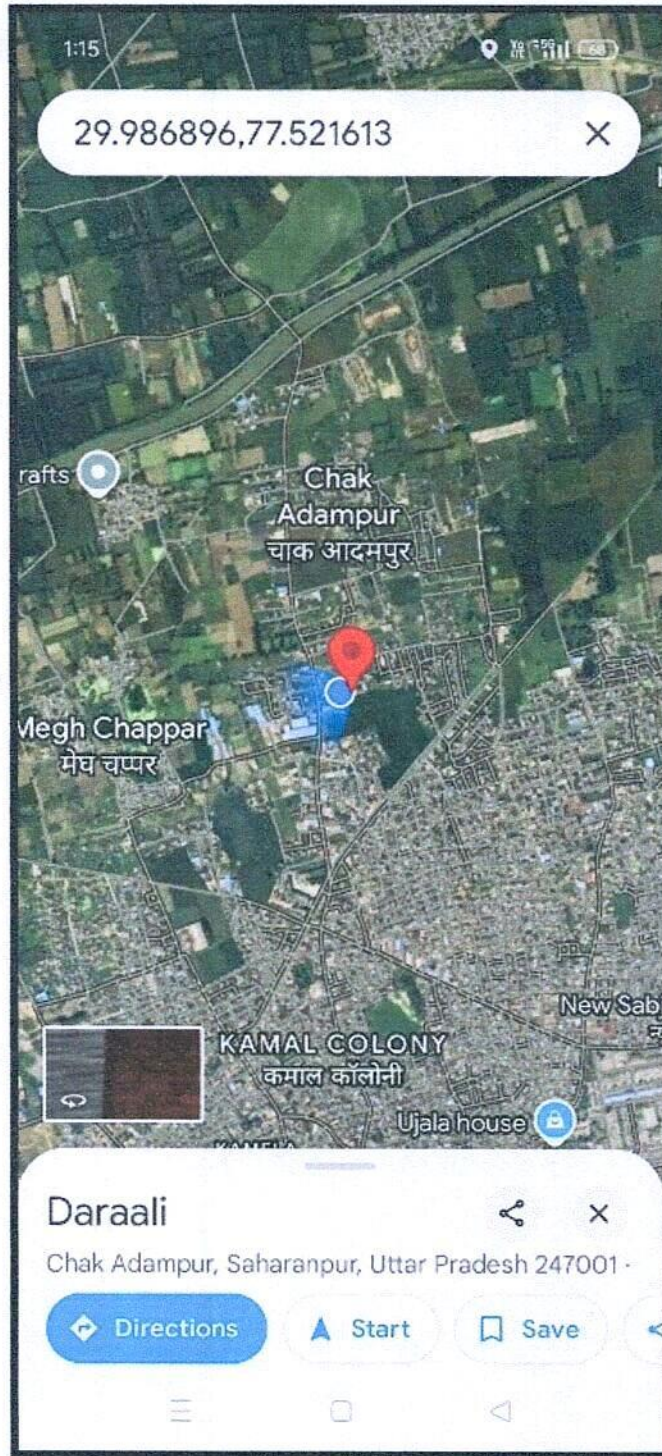
Place : Haridwar
Date : 27/08/2025


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PHOTOGRAPHS OF SMT. UZMA PRAVEEN W/O SH. TANZEEM AHMAD


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GOOGLE LOCATION

(Handwritten Signature)
AR. AMIT KUMAR CHAUHAN
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संविदांक र में आवृत्ति क्रमा संख्या	प्लॉट/ब्लॉक या सार्वजनिक याग का नाम	परगना या वार्ड या हस्ता नाम	नगरीय अर्ध-नगरीय ग्रामीण 'शामील-डेव'	अनुसूचित भूमि की दरें प्रति वर्गमीटर (अथवा छह मीटर तक चौड़ी सड़क डेव)
1	2	3	4	5
1051	वाटका	प०स०पुरा	अर्ध-नगरीय	2900
1217	बन्दीली (बन्दाबली)	प०स०पुरा	ग्रामीण	2400
1275	धकरीवा	प०स०पुरा	ग्रामीण	1700
1155	चलईवा	प०स०पुरा	ग्रामीण	2000
0070	बाह छबीली	वार्ड न० 09	नगरीय	12500
0074	बाह मंगू कल्याण	वार्ड न० 13	नगरीय	12000
0319	बाह रंगरेज	वार्ड न० 09	नगरीय	11500
0071	बाँध कालोनी (बांधकाली)	वार्ड न० 11-ए व बी	नगरीय	14900
0077	बाँध बाजवाशन	वार्ड न० 13	नगरीय	15900
0073	बाँध बाजवाशन	वार्ड न० 11-ए	नगरीय	12400
0080	बाँध बाजवाशन	वार्ड न० 13	नगरीय	10400
1281	बाककटोली	प०स०पुरा	अर्ध-नगरीय	4600
0065	बाणकपुरी	प०स०पुरा	नगरीय	16100
1138	बागलपुर	प०स०पुरा	अर्ध-नगरीय	4600
1271	बागलपुर	प०स०पुरा	अर्ध-नगरीय	2900
0320	बागलपुर	वार्ड न० 12	नगरीय	14900
0087	बागलपुर	वार्ड न० 12/13	नगरीय	14900
0066	बागलपुर, बड़ी बस्ती	वार्ड न० 12	नगरीय	14900
0321	बागलपुर	वार्ड न० 10	नगरीय	12600
0322	बागलपुर	वार्ड न० 13	नगरीय	12000
0082	बागलपुर	वार्ड न० 11-बी	नगरीय	12600
0083	बागलपुर	वार्ड न० 10	नगरीय	12600
0343	बागलपुर	वार्ड न० 10	नगरीय	12600
1031	बागलपुर	प०स०पुरा	ग्रामीण	2100
1002	बागलपुर	प०स०पुरा	ग्रामीण	2000
1055	बागलपुर	प०स०पुरा	अर्ध-नगरीय	6900
0099	बागलपुर	प०स०पुरा	नगरीय	13800
1006	बागलपुर	प०स०पुरा	अर्ध-नगरीय	7400
1007	बागलपुर	प०स०पुरा	ग्रामीण	2000
1150	बागलपुर	प०स०पुरा	नगरीय	13800
1155	बागलपुर	प०स०पुरा	नगरीय	7500
1224	बागलपुर	प०स०पुरा	नगरीय	14900
1224	बागलपुर	प०स०पुरा	नगरीय	6900
1162	बागलपुर	प०स०पुरा	अर्ध-नगरीय	5200
1163	बागलपुर	प०स०पुरा	अर्ध-नगरीय	4000
1125	बागलपुर	प०स०पुरा	अर्ध-नगरीय	6000
0100	बागलपुर	वार्ड न० 12	नगरीय	16000

उप निष्कर्षक सचिव (अध्यक्ष)
सहारनपुर

सहायक महानिष्कर्षक निबंधन
सहारनपुर

अपर कलेक्टर (वि. / रा. वि.)
सहारनपुर

कलेक्टर
सहारनपुर

CIRCLE RATE

AR. AMIT KUMAR CHAUHAN
(B-ARCH)
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Wealth Tax Registration No. – 04/2013-14

Ref. No.: BOM/ SAHARANPUR /2024-25

DATED: 27/08/2025

Summary of Valuation

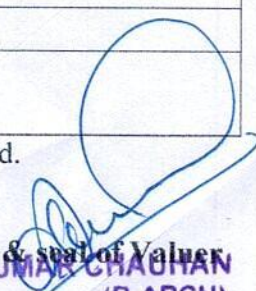
Summary Valuation Report on property owned by – Smt. Uzma Praveen W/o Sh. Tanzeem Ahmad

S. No	Particulars	Details/information
1	Name of the Branch	BOM, Building no. 12/2955, Ambala Road , Near Amar Furniture , Saharanpur.
2	Name of the Owner	Smt. Uzma Praveen W/o Sh. Tanzeem Ahmad
3	Name of the Valuer	Ar. Amit Kumar Chauhan
4	Date of visit by Valuer	25/08/2025
5	Name of the Bank official accompanied/visited with valuer	Mr. Gopal ji
6	Description of property/properties	The property under valuation is Freehold Residential Property measuring Area = 83.61 Sq.mt (900.00 Sq.ft)
a)	Name of the owner / mortgager	Smt. Uzma Praveen W/o Sh. Tanzeem Ahmad
b)	Extent of the area (in acres/hectares/sqm/sq ft)	Land Area = 83.61 Sq.mt (900.00 Sq.ft)
c)	Survey No./Gut No. /CST No./H. No	Sourh Part of Plot No. 2 & 3, Part of Khasra No. 324, Dara Aali Berun Dar Abadi Sar Sayyad Colony, Village Ram Garh Road, Pargana & Tehsil & Distt. Saharanpur
d)	Type of land Leasehold /freehold/Govt grant etc	Freehold
e)	Nature of property Residential / commercial / offices / industrial/ agricultural	Hall Building
f)	In possession of /occupancy Self occupied/rented out	Self Occupied by Owners
g)	Location (rural /semi urban/urban /metro /midc/S E Z /others	Semi-Urban
h)	Boundaries Identified /identifiable / not identifiable(Details in the main report)	Identified
i)	Market value of the property	Rs. 32.40 Lakhs
j)	Realizable value of the property	Rs. 29.16 Lakhs
k)	Distress value of the property	Rs. 25.92 Lakhs
l)	Value of the property as per Govt Ready Reckoner	Rs. 14,57,369/-

Certified that the property is properly demarcated and the boundaries of the property are identified.

Date – 27/08/2025

Place –Saharanpur


Signature & seal of Valuer
AR. AMIT KUMAR CHAUHAN
(B-ARCH)
REGD. VALUER F-20584
PANEL VALUER (L.I.C.) DBV0017
INCOME TAX VALUER
REGD. No. 4/2013-2014