

Er. M. K. Sharma

Former Head of Deptt. in Civil Engg.
H.P. Technical Educational Department
Valuer & Consultant
149-B, Main Market
Bilaspur (H.P.) 174001

Regd. Valuer, Engineer and Consultant
No. CCIT/HP/Valuer/184/2014-15
With- Commissioner Income Tax Shimla
SBI, Punjab National Bank
The Parwanoo Urban Co-operative Bank
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To
The Branch Manager
P.N.B. B.O. Ranikotla,
Distt.Bilaspur(H.P.)

Name of Branch : P.N.B. B.O. Ranikotla,

VALUATION REPORT

S.No.	Particulars	Content
I	Introduction	
1.	Name of Valuer	Er.M.K.Sharma
2.	Date of inspection	29.04.2025
	Date of Valuation	30.04.2025
3.	Purpose of valuation	For fair market value
4.	Name of Property Owner/s (Details of share of each owner In case of joint & Co-ownership)	Smt.Sheela Devi Wd/o Sh.Ramswaroop R/o Vill. Sandouli, P.O. Makri Markand, Teh. Sadar, Distt.Bilaspur (H.P.).
5.	Name of Bank/FI as applicable	P.N.B. B.O. Ranikotla,
6.	Name of Developer of the Property (in case of developer built properties)	N.A.
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner.
II	Physical Characteristics of the Asset	
1.	Location of the property in the city	Vill. Sandouli.
	Plot No./Survey No.	Kh./Khatouni No. : 14min/16min. Khasra No. : 235/197/114.
	Door No.	-
	T.S. No./ Village	Vill. Sandouli,
	Ward/ Taluka	Teh. Sadar,
	Mandal / District	Distt.Bilaspur (H.P.).
2.	Municipal Ward No.	-
3.	City / Town	Bilaspur
	Residential Area/ Commercial Area/ Industrial Area	Residential Area/ Commercial Area
4.	Classification of the area: High /Middle/Poor Metro /Urban / Semi Urban /Rural	Rural
5.	Coming under Corporation Limit/Village Panchayat/Municipality	Village Panchayat
6.	Postal address of the property	Vill. Sandouli,Teh. Sadar, Distt.Bilaspur (H.P.).

7.	Latitude, Longitude and Coordinates of the site	Lat : 31.3300°, Long : 76.8173°	
8.	Area of the plot / land (supported by a plan)	03-01 Bigha or 2,293.60 sq.m.	
9.	Layout plan of the area in which the property is located	Yes	
10.	Development of surrounding areas	Open land.	
11.	Details of Roads abutting the property	N.H.103.	
12.	Whether covered under any state / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	No	
14.	Boundaries of the property	A	B
		As per deed	Actuals
	North	As per legal document	As per Measurements mentioned in column no. 19
	South	-	-
	East	-	-
	West	-	-
	Extent of the site considered for valuation (least of 14 A & 14 b)	03-01 Bigha or 2,293.60 sq.m.	
15.	Description of Adjoining properties		
	North	Land of Sh.Anil Bhardwaj.	
	South	Govt. Land.	
	East	Road.	
	West	Land of Sh.Sunil Sharma.	
16.	Survey no. if any	Nil	
17.	Type of Building (Residential/Commercial/Industrial)	Commercial	
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	R.C.C. Structure : Ht. : 2.70 m Ground Floor to 1 st Floor. Ground Floor : Structure (1) Office : 2-Room & 1-Washroom. Structure (2) Ground Floor : Room. 1 st Floor : Room. Finishing with c.c. flooring.	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Plinth Area : Ground Floor : Structure (1) Office : 38.44 sq.m. (2.00m x 1.70m : 3.40 sq.m.) (7.30m x 4.80m : 35.04 sq.m.)	

		Structure (2) Ground Floor : 14.62 sq.m. (4.30m x 3.40m) 1st Floor : 14.62 sq.m. (4.30m x 3.40m) Foundation Column : L x B x H (2.50 x 0.60 x 2.50) i) 12 No. : 45.00 cu.m. (3.75m x 12 No.) ii) 9 No. : 13.50 cu.m. (2.50m x 0.60m x 1.00m) (1.50m x 9.00m) R.C.C. Retaining Wall : L x B x H (50.70m x 0.40m x 6.00m : 121.68 cu.m.) (14.60m x 0.40m x 3.20m : 18.68 cu.m.) (16.20m x 0.40m x 3.20m : 20.73 cu.m.) Total : 161.09 cu.m. Saleable Area : 03-01 Bigha or 2,293.60 sq.m.
20.	Any other aspect	
III.	Town Planning Parameters	
1.	Master plan provisions related to the property in terms of land use	N.A.
2.	Date of issue and validity of layout of approved map/plan	N.A.
3.	Approved map / plan issuing authority	N.A.
4.	Whether genuineness or authority of approved map / plan is verified	N.A.
5.	Any other comments by our empanelled valuers on authentic of approved plan	N.A.
6.	Planning area/zone	Gram Panchayat
7.	Developments controls	Gram Panchayat
8.	Zoning regulations	Gram Panchayat
9.	FAR/FSI permitted and consumed	N.A.
10.	Ground coverage	N.A.
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	N.A.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	N.A.
13.	Comment on unauthorized constructions if any	N.A.
14.	Comment on demolition proceedings if any	N.A.
15.	Comment on compounding/ regularization proceedings	N.A.
16.	Comment on whether OC has been issued or not	N.A.
17.	Any other aspect	N.A.
IV.	Legal Aspects	
1.	Ownership documents	Jamabandi/NEC
2.	Name of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	Smt.Sheela Devi Wd/o Sh.Ramswaroop
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any	Nil


	in regard to immovable property.	
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification	N.A.
6.	Details of leases if any,	N.A.
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Free hold
8.	Agreements of easements if any,	Nil
9.	Notification for acquisition if any road widening if any	Nil
10.	Notification for road widening if any.	Nil
11.	Possibility of frequent flooding/ sub-merging	Nil
12.	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)	N.A.
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	N.A.
14.	Comment on transferability of the property ownership,	Can be done
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	N.A.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	N.A.
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	N.A.
18.	Any other aspect	Nil
V.	Economic aspects	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	Nil
3.	Taxes and other outgoings,	N.A.
4.	Property insurance,	N.A.
5.	Monthly maintenance charges,	N.A.
6.	Security charges, etc	N.A.
7.	Any other aspect	N.A.
VI.	Socio-cultural aspects	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Located in good locality. Connectivity from N.H.103
VII.	Functional and Utilitarian aspects	

	Description of functionality and utility of the assets in terms of : <ol style="list-style-type: none"> 1. Space allocation 2. Storage spaces 3. Utility of spaces provided within the building, 4. Any other aspect 	Saleable Area : 03-01 Bigha or 2,293.60 sq.m.
VIII.	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of <ol style="list-style-type: none"> 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage b) Description of other physical infrastructure facilities viz. <ol style="list-style-type: none"> 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c) Social infrastructure in terms of <ol style="list-style-type: none"> 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces. 	I.P.H. Deptt. Yes Yes N.A. Yes Yes nearby Yes Yes N.A.
IX.	Marketability	
	Analysis of the market for the property in terms of <ol style="list-style-type: none"> 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality. 	Good Road connectivity adjoining Good Rs.15,00,000/- to Rs.25,00,000/- per Bigha.
X.	Engineering and Technology aspects	
1.	Type of construction,	R.C.C. Framed structure
2.	Materials and technology used,	R.C.C. & Cement concrete
3.	Specifications,	1:2:4 C.C., 1:6 Cement mortar,
4.	Maintenance issues	Nil
5.	Age of the building	01 yr.
6.	Total life of the building	60 yrs.
7.	Extent of deterioration,	-
8.	Structural safety	Good
9.	Protection against natural disasters viz. earthquakes,	Earthquake resistance structure
10.	Visible damage in the building if any	Nil
11.	Common facilities viz. lift, water pump, lights, security systems, etc.	N.A.
12.	System of air-conditioning,	N.A.
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	N.A.

XI.	Environmental factors	
1.	Use of environment friendly building materials, Green building techniques if any,	N.A.
2.	Provision for rain water harvesting,	N.A.
3.	Use of solder heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	N.A.
XII.	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc. Plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Good, R.C.C. structure.
XIII.	In case of valuation of industrial property	
	1) Proximity to residential areas 2) Availability of public transport facilities	N.A.
XIV.	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of/ rejection of a particular approach and the basis on which the final valuation Judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Market rates and Govt. approved rates by revenue Deptt. considered

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs.91,26,000.00 (Rs.Ninety one lac & twenty six thousand only)**. (Prevailing market rate along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under :

- i. Market value of immovable property : **Rs.91,26,000.00**
- ii. Realizable value of immovable property : **Rs.77,57,100.00**
- iii. Distress Sale value of immovable property : **Rs.63,88,200.00**



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No. CCIT/HP/Valuer/184/2014-15
149-B, Main Market, Bilaspur (H.P.)

Place: Bilaspur

Signature

Date: 30.04.2025

(Name and official seal of the Approved Valuer)

Valuation of Property:

Name of the Owner (s) :

Smt.Sheela Devi Wd/o Sh.Ramswaroop

R/o Vill. Sandouli, P.O. Makri Markand, Teh. Sadar, Distt.Bilaspur (H.P.).

Part I : Valuation of land :

Area of Plot : 03-01 Bigha or 2,293.60 sq.m.

Rate as per Guideline obtained from Revenue's office (2025-26) : Rs.8.90,000/- per Bigha.

Rate considered for valuation of Plot : Rs.15,00,000/- to Rs.25,00,000/- per Bigha.

Rate Adopted : Rs.20,00,000 /- per Bigha.

Value of the Plot : **Rs.61,00,000.00**

Details of Valuation

S. No	Particulars of item	Plinth Area (Sq.m./ Cu.m.)	Roof height (m)	Age of building (yrs)	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Net Value after depreciation Rs.
1.	Ground Floor Structure (1) Office	38.44	2.60	01	10,000/-	3,84,400.00	3,84,400.00
2.	Structure (2) Ground Floor	14.62	2.60	01	7,000/-	1,02,340.00	1,02,340.00
3.	1 st Floor	14.62	2.60	01	7,000/-	1,02,340.00	1,02,340.00
4.	12 No.	45.00	2.60	01	10,000/-	4,50,000.00	4,50,000.00
5.	9 No.	13.50	2.60	01	10,000/-	1,35,000.00	1,35,000.00

6.	Extra Item : R.C.C. Retaining wall (L x B x H)	161.09	2.60	01	11,500/-	18,52,535.00	18,52,535.00
	Total Amount						30,26,615.00

Hence, total value of the property = Land + Structure cost

= Rs.61,00,000.00 + Rs.30,36,615.00

= Rs.91,26,615.00

Say Rs.91,26,000.00

(Rs.Ninety one lac & twenty six thousand only).

DECLARATION FROM VALUERS

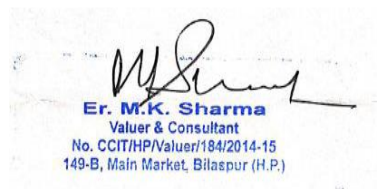
I hereby declare that-

- a. The information furnished in my valuation report dated 30.04.2025 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. I have personally inspected the property on 29.04.2025. 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.

S. N.	Particulars	Valuer Comment
1	Background information of the asset being valued:	Nil
2	Purpose of valuation and appointing authority	For fair market value & P.N.B. B.O. Ranikotla.
	Identity of the valuer and any other experts involved in the valuation;	Er.M.K.Sharma
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report	29.04.2025 & 30.04.2025
6	Inspections and/or investigations undertaken;	Yes
7	Nature and sources of the information used or relied upon;	Measurements
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Revenue records rate, Market Rates & PWD Rates
9	Restrictions on use of the report, if any;	Nil
10	Major factors that were taken into account during the valuation;	Measurements / Conditions of the structure
11	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.	Nil

Date: 30.04.2025

Place: Bilaspur



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Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

**LAND & PROPERTY OF SMT.SHEELA DEVI WD/O SH.RAMSWAROOP R/O VILL.
SANDOULI, P.O. MAKRI MARKAND, TEH. SADAR, DISTT.BILASPUR (H.P.).**

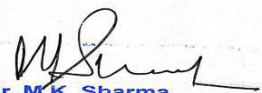


8RH9+J7M, Kotlu, Himachal Pradesh 174005, India

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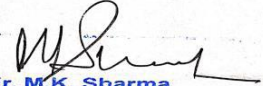
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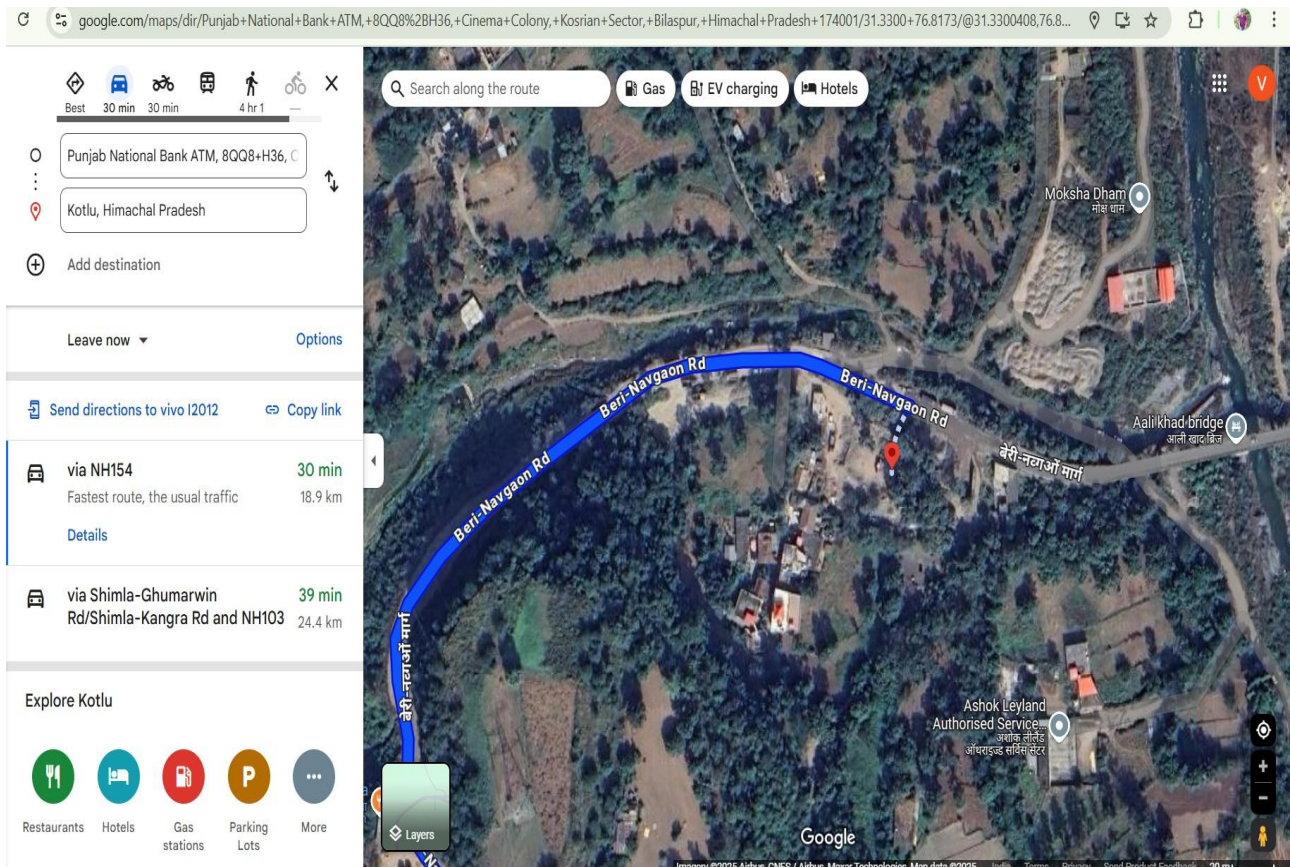

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SANDOULI, P.O. MAKRI MARKAND, TEH. SADAR, DISTT.BILASPUR (H.P.).**




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LOCATION PLAN OF LAND & PROPERTY OF SMT.SHEELA DEVI WD/O SH.RAMSWAROOP R/O VILL. SANDOULI, P.O. MAKRI MARKAND, TEH. SADAR, DISTT.BILASPUR (H.P.).




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