

Er. HARBANS SINGH SEKHON

Building Designer
Govt. Approved Valuers
(Land, Building, Gold Jewellery,
Plant / Machinery & Vehicles)
Certified Structural Engineers



Chartered Engineers
Surveyors & Loss Assessors
Wealth Tax Act 34 AB Regd. Valuers
Company Act (I.B.C. 2016) Regd. Valuers
Fellow Member Indian Institution of Valuers

Office: M/s Sekhon & Associates, 4-A, Sargodha Colony, Pakhowal Road, Ludhiana-141002
Mobile : 93168-37252, 98140-39069, E-mail : sekhon.associates@gmail.com

Ref. – (55) – Mamta Devi, Village Rattan, Ludhiana.

Dt. 14-10-2024

VALUATION REPORT
IN RESPECT OF LAND/BUILDING
FINOCAL FINANCE,
FEROZE GANDHI MARKET, LUDHIANA.

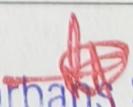
Name of loanee person: Smt. Mamta Devi (Ph. 97794-18142)

I GENERAL

S.No	Description	Reply
1	Purpose for which valuation is made	Banking.
2	a) Date of valuation	14-10-2024
	b) Date on which the valuation is made	14-10-2024
	c) Person at the time of visit	Smt. Mamta Devi
3	List of documents produced for perusal	
	a). Sale Deed No. & Date	a). As per Sale deed no. 2023-24/103/1/756, Dt. 25-Apr-2023.
	b). Revenue Records	b). Mentioned in sale deed but verification is out of preview of valuer. It is matter of Revenue Patwari.
	c) Land area	56.17 Sq.Yds
4	Name of the Owner	Smt. Mamta Devi W/o Sh. Rakesh Kumar.
5	Is the property is under single/Joint Ownership	Single ownership.
6	Whether occupied by the owner/tenant? If occupied by tenant since how long? and Rent received per month	Owner occupied.
7	Is the property is under Lease, who is the lessee and lease period.	No.
8	Name of the borrower and Address	As per Col. No. 4.
9	Brief description of the property	Residential
10	Location of the property	Situated on Chokkar Road, near Gurudwara Tahli Sahib & Sewa Kender, Village Rattan, Ludhiana.

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	a) Plot No. / M. Corpn. No.	No.
	b) Door No.	No.
	c) T.S. No. / Ward No.	No.
	b) Door No.	No.
	d) Street Name	No.
	e) Place and District	Village Rattan, Ludhiana.
11	Is the property situated at Residential/ Commercial/ Mixed or Industrial area	Residential area.
12	Classification of the area a) High/ Middle/ Poor b) Metro/Urban/Semi Urban/Rural	Residential area. Middle. Rural.
13	Coming under Corporation Limit/ Municipality/ Village Panchayat	Village Panchayat.
14	Whether covered under any State/ Central Govt. enactments (i.e. Urban Land Ceiling Act) or notified under Agency area/ Scheduled area/ Cantonment area or for specific purpose	No.
15	In case it is an agricultural Land, any conversion to house site plots is Contemplated.	No.
16	Boundaries of the property: As per Sale Deed: 56.17 Sq.Yds NORTH Road SOUTH Neighbour EAST S. Sarwan Singh WEST Road	Dimension not mentioned in Sale deed Dimension not mentioned in Sale deed Dimension not mentioned in Sale deed Dimension not mentioned in Sale deed
	As per Actual at site: 110 Sq.Yds NORTH Chokkar Road SOUTH Open Plot & Pahi EAST Open Plot WEST Tahli Sahib Road	Towards 32'-6" Towards 37'-6" Towards 34'-0" Towards 28'-6"
17	Extent of the site	i). Sale deed area: 56.17 Sq.Yds ii). Actual area: 110 Sq.Yds
18	Extent of the site considered for valuation (Least of 17a & 17b)	56.17 Sq.Yds (Least of Both)

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II	CHARACTERSTICS OF THE SITE	
01	Classification of Locality	Middle class.
02	Development of surrounding areas	Residential area.
03	Possibility of frequent Flooding/Submerging	No.
04	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	Yes.
05	Level of Land with topographical conditions	Level.
06	Shape of Land	Irregular shaped.
07	Type of use to which it can be put	Residential.
08	Any usage restriction- Lake or Slum, Polluting Industrial Units, H.T. Lines and any factors which affect the Marketability of the site	No.
09	Is it a Land- Locked Land?	No.
10	Is plot in town planning approved layout?	Yes.
11	Corner Plot or Intermittent Plot?	Intermittent Plot.
12	Availability of Road facilities	Road.
13	Type of Road available at present	Yes, Road
14	Width of Road- is it below 20 ft. or more than 20 ft.	Road 20' wide
15	Water supply / potentiality	Yes.
16	Underground sewerage system	Yes.
17	Power supply is available in the site	Yes.
18	General remarks, if any like threat of Acquisition of Land for Public service purposes, Road widening or applicability of CRZ provisions etc (distance from the sea coast / tidal level must be incorporated)	Not at all.
Part-A (Valuation of Land)		
01	Size of plot	
	North & South	As above
	East & Westdo....
02	Total extent of the plot	56.17 Sq.Yds
03	Guideline rate obtained from the Registrar's Office (Enclose adequate authenticated proof)	@ Rs. 2,900/-P. Sq.Yds. (Circle rate list copy attached)
04	Prevailing Market rate	Rs. 7,900/- to Rs. 8,100/-P. Sq.Yds.
05	Value of land	
	Market value of Land	56.17 Sq.Yds @ Rs. 8,000/-P. Sq.Yds = Rs. 4,49,360.00

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Part-B (valuation of Building)			
01	Technical details of the building		
	a. Type of Building (Residential / Commercial / Industrial)		Residential.
	b. Type of construction (Load bearing / RCC / Steel Framed)		ACC sheets roofing.
	c. Year of construction		New
	d. Residual life of the building		25 years.
	e. Plinth area Floor-wise		Ground floor: 450 Sft.
02	Total area of construction/ Built up area	Value adopted	Value of building
a.	GROUND FLOOR: (Shed) ACC sheets roofing, PCC flooring : 450 Sft	@ Rs. 300/-P. Sft	Rs. 1,35,000.00
b.	Boundary wall & Earth filling done.	L.S.	Rs. 50,000.00
		Total	Rs. 1,85,000.00
03	Part-C		
a.	Market Value property (A+B) Rs. 4,49,360.00 (+) Rs. 1,85,000.00 = Rs. 6,29,360.00		Say Rs. 6,34,000.00
b.	Realizable value of property: Rs. 6,34,000.00 @ 80% of Market value		Rs. 5.07 Lacs.
c.	Distress sale value of property: Rs. 6,34,000.00 @ 70% of Market value		Rs. 4.44 Lacs.

Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as:

- i). Salability : Normal.
- ii). Any likely income it may generate may be discussed. : As above.

Enclosures:

01. Clear indication along with details of accessibility with the Road Map showing important nearby land marks for easy identification. : As per Site Plan.
02. Approved plan copy of the building / layout of site : N.A.
03. Declaration from the Valuers.

I hereby declare that:

- a. I have personally inspected the property of Smt. Mamta Devi.
- b. The information furnished in my valuation report dated is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- c. I have no direct or indirect interest in the property valued.

Place : Ludhiana.
Date : 14-10-2024.


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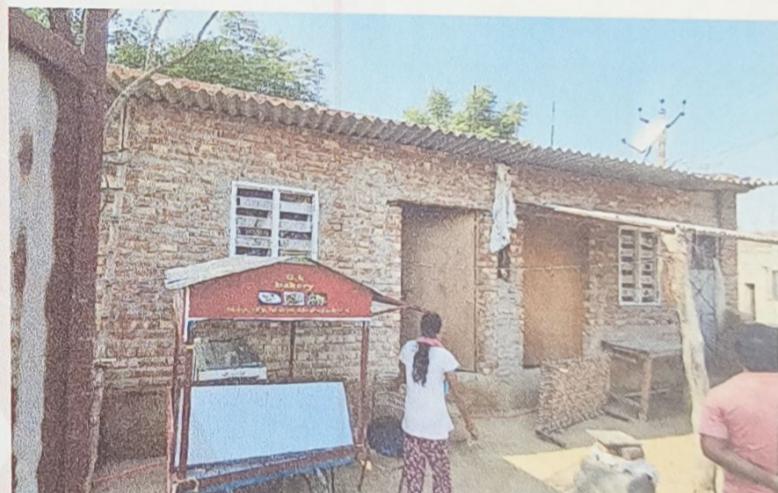
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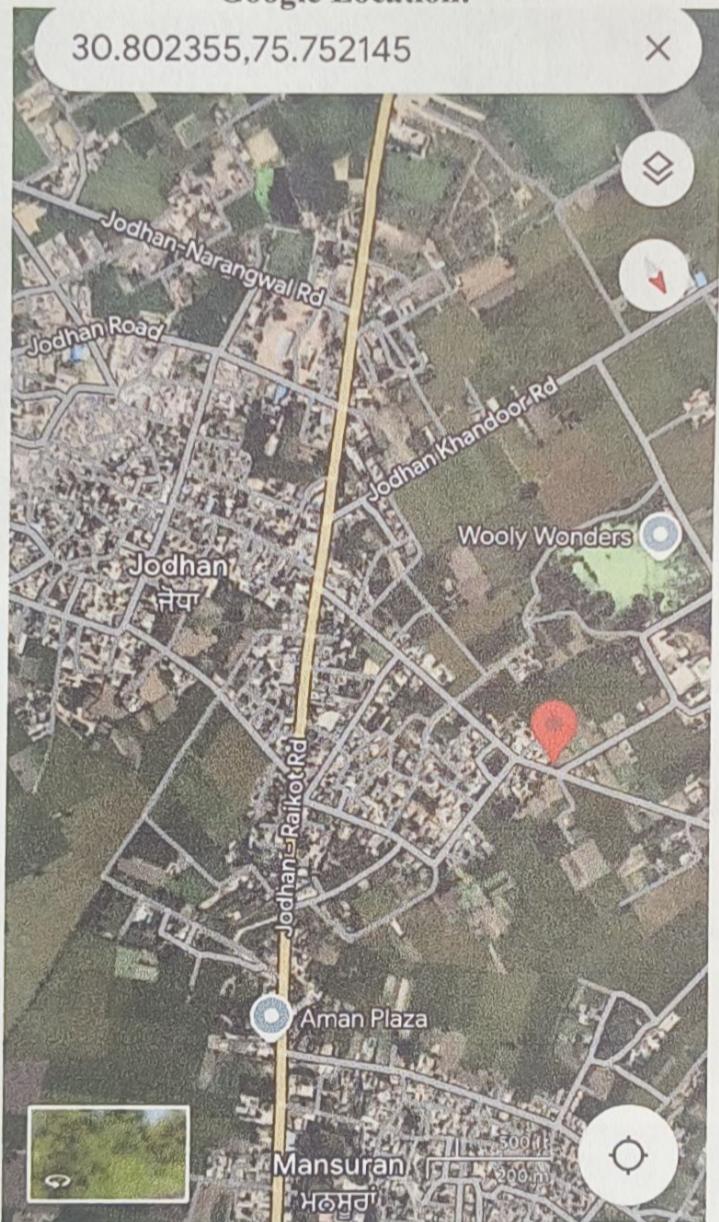
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SITE PHOTOGRAPH:-



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Google Location:-



ID PROOF OF OWNER:



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Assumptions:

- All documents given by Bank for valuation are assumed to be correct & verified as genuine by Bank legal Adv. and found fit for safe mortgage.
- Site identification as per Revenue Khasra Nos. as mentioned in sale deed are in the preview of Revenue Patwari as he is competent person duly authorised by Punjab Govt. being incharge of Revenue records and can demarcate site and issue "Mauqa Nishan-Dehi certificate" as per revenue records.
- Building plan not approved.

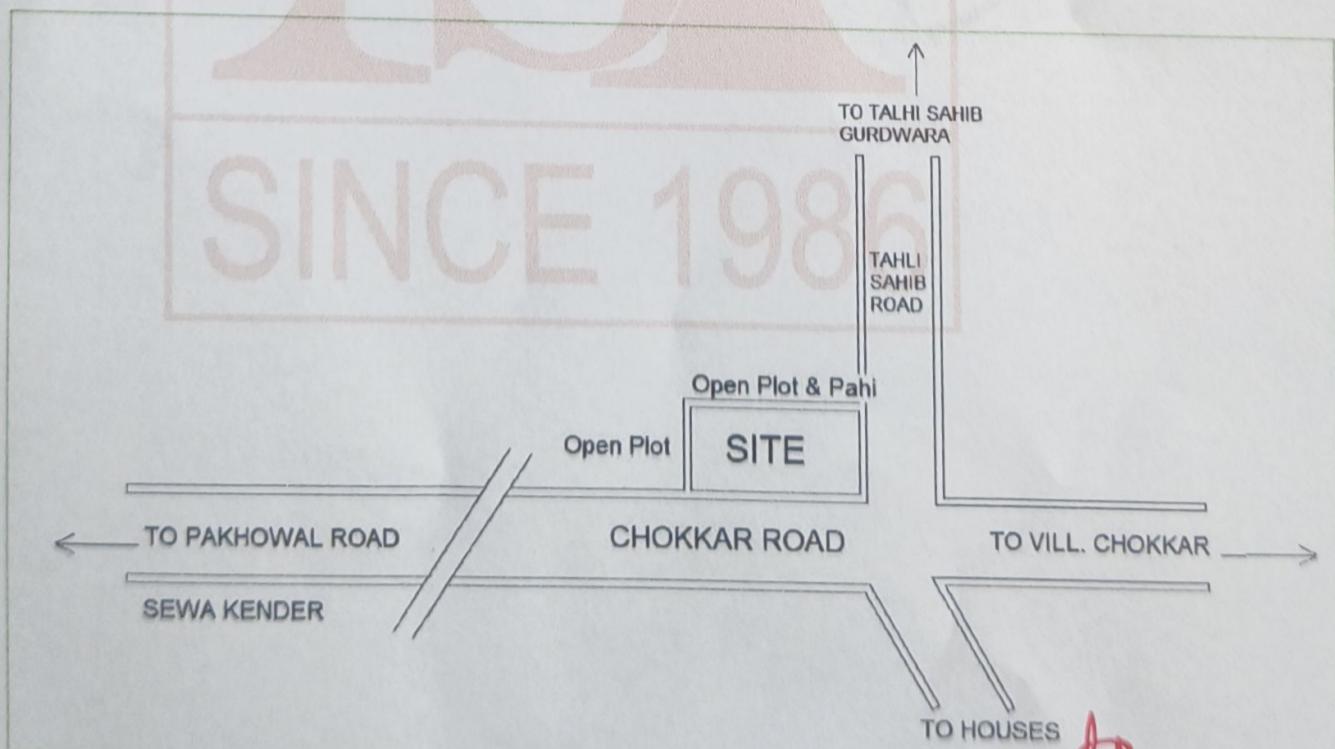
B. Limitations:

- Valuation report is an expert opinion of valuer.
- As per sale deed boundaries and neighborhood has been mentioned in valuation report which may be discussed with Legal advocate before mortgage.
- As per IVS 2020: "On the valuation date" requires that the value is time-specific as of a given date. Because markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount will reflect the market state and circumstances as at the valuation date, not those at any other date.

CIRCLE RATE:

	Ludhiana central	ਜੰਧਾ	302	Jodhan Residential Colony nonagriculture	ਜੰਧਾ ਗੇਜ਼ਿਕਸ਼ਨ ਲ ਕਲੱਤੀ ਨਾਨਾਂਗੀਕਲਚਰ	74	8	0	2900	6900	5100	66	0	2900	6900	5100	
354	Ludhiana central	ਰਤਨ	301	Ratan nonagriculture	ਰਤਨ ਨਾਨਾਂਗੀਕਲਚਰ	75	1	0	2900	6900	5100	66	0	2900	6900	5100	
355	Ludhiana central	ਰਤਨ	301	Ratan agriculture area Agriculture	ਰਤਨ , ਖੇਤੀਬੜੀ ਵਾਲਾ ਰਕਬਾ, ਐਗਰੀਕਲਚਰ	75	2	2578700	0	0	0	66	2578700	0	0	0	0
356	Ludhiana central	ਰਤਨ	301	Both Sides of Pakhowal Road upto 2 acre Agriculture	ਪਖਵਾਲ ਰੋਡ ਦੇ ਦੋ ਪਾਸੇ 2 ਏਕੜ ਤੱਕ, ਐਗਰੀਕਲਚਰ	75	3	7003300	0	0	0	66	7003300	0	0	0	0
357	Ludhiana central	ਰਤਨ	301														

SITE PLAN OF A RESIDENTIAL PROPERTY BELONGING TO SMT. MAMTA DEVI W/O SH. RAKESH KUMAR, SITUATED ON CHOKKAR ROAD, NEAR GURUDWARA TAHLI SAHIB & SEWA KENDER, VILLAGE RATTAN, LUDHIANA.



Coordinates:

30.802355,75.752145

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