








Valuation Report For FIHFC ( LAP/HL )					
Name of Valuation Agency		Formulaic Engineers Pvt Ltd		Date of Technical Initiation	11/1/2022
Name of the Applicant/Coapplicant		xxxxxxxxxxxxxxxxxxxx		Date of Site Visit	12/1/2022
Contact Details of the Applicant/coapplicant		xxxxxxxxxxxxxxxxxxxx		Date of Report release	24/1/2022
Data from Technical Initiation Request Form					
Proposal ID /Application No		2116	Transaction Type (HL/LAP)	HL Construction	
Branch Name/ID		6116	Request from FIHFC Employee		
Name of Current Owner		xxxxxxxxxxxxxxxxxxxx			
Name of the Person met at site & Contact No.		xxxxxxxxxxxxxxxxxxxx			
Address of the property being appraised	As per TRF	Property bearing Khasra no. 1xxx, Mauja Jhajhra, Tehsil Vikas Nagar, District Dehradun, Uttarakhand.			
	As per Legal Documents	Property bearing Khasra no. 1xxx, Mauja Jhajhra, Tehsil Vikas Nagar, District Dehradun, Uttarakhand			
	As per Actual at site	Property Situated at Jail Road, Shaktivihar, Sudhowala, Dehrdaun, Uttarakhand.			
List of Documents Provided		Copy of sale deed in favor of xxxxxxxx vide deed no xxxxxxxx dated dddmmmyy . Copy of unapproved Map, Key plan and estimate.			
Locational & Property Specific Details (based on site visit)					
Status of Holding (FreeHold/LeaseHold)		Free Hold	Delivery Agency	Formulaic Engineers Pvt Ltd	
Type of Property		Residential	Name of the State	Uttarakhand	
Main Locality		Dehradun	Sub Locality	Vikas Nagar	
Street on which Property is located		Internal	Nearest Landmark	Near Jail.	
Pin Code		248007	Occupation Status	Vacant Plot	
Locality/Zoning type as per Latest Development Master Plan		Residential	Property Usage	NA	
Property Identifiable easily at Site		Yes	Property Demarcated separately	Yes	
Identified Through		Key Plan and Contact Person	Name of City/Town/Village	Jhajra	
Roof Construction		NA	Type of Structure	NA	
No. of Floors in the building		NA	Located on Floor No.	NA	
Total No. of Flats / Units in building		NA	Internal Quality of construction	NA	
External Finishing		Average	Type of Flooring	NA	
Present Age of the Property in Yrs		0	Future Physical Life of Property in Yrs	60	
Latitude		28.5728916	Longitude	77.3618603	
Extra Amenities available (if any)					
Zone/Locality/Surrounding/Civic Amenities					
Infrastructure in the area (Available) Y/N		Yes	Class of Locality (Good/Medium/Poor)	Medium	
Type of Road (cement/bituminous/brick bat/Morrum etc)		Not Applicable	Width of the Approach Road in ft	20 ft	
Electrification/Electric poles observed		NA	Distance from Bus stand (Km)	4.7	
Built up houses in the locality or socelty /colony (30-40% / 40-60% / 60% and above)		10-15%	Drainage/Sewerage observed	yes	
Distance from the Main Market (Km)		2.9	Distance from Railway Station (Km)	12.2	
Property falls under Seismic Zone (II/III/IV/V)		IV	Property Falls under Flood Zone (Y/N)	No	
Property Falls under Cyclone Zone (Y/N)		No	Property Falls under CR Zone (Y/N)	No	
Degree of Risk Associated (High/Medium/Low)		Low	Any risk of Demolition (Yes/No)	No	
Boundaries					
Boundaries		North	South	East	West
As per Documents		20 ft Wide Road	Plot of Other	Plot of xxxx	Plot of xxxxxx
As per Site / Actual		20 ft Wide Road	Plot of Other	Plot of xxxx	Plot of Other
Boundaries Matching ( Yes/No )		Yes	If No, then reason thereon		
Setbacks / Margin (in Ft)					
Setbacks / Margin in the Building (in Ft)		Front	Rear	Left Side	Right Side
As per sanctioned/ permissible byelaws		6.56	4.92	0	0
As per Site / Actual		0	0	0	0
Height / Storeys					
As per sanctioned/ permissible byelaws		3			
As per Site / Actual(Proposed)		2			
Plot dimension details (In Ft) for Independent Built up					
Side 1	Side2	Side 3	Side 4	Actual Area at site in Sft	Legal Area as per Docs in Sft
60	15	60	15	900	900

Area & Accommodation Details					
Floor (Pl mention floor wise)	Accommodation	Carpet Area (Sft)	Actual BUA / Saleable Area (Sft)	Permissible Area (Sft)	Adopted Area (Sft)
Basement				0	0
Ground Floor	1 Porch, 2 Room, 1 Drawing Room, 1 Toilet, 1 Kitchen, 1 Toilet bathroom	720	900	630	900
First Floor	2 Room, 1 Drawing Room, 1 Toilet, 1 Kitchen, 1 Toilet bathroom	720	900	630	720
Second Floor	Mumty	88	110	110	0
Third Floor					
Fourth Floor					
Total		1528	1910	1370	1620
Permissions & Related Documents					
Construction as per approved/ sanctioned plans	:	Not Provided	Details of approved plan with approval no and date	:	Not Provided
CC/OC Number and date	:	Not Provided	Work Progress observed at site	:	90%
If Approved plans not available whether the structure constructed within permissible norms (Y/N)	:	NO	Violations Observed if Any	:	NA
List of other docs provided like Property tax/ bill/ Utility bill/ Assessment copy/ Other approvals/ permissions/ Society NOC etc.	:	NA	RERA Number for Builder Project if applicable	:	NA
Estimate Analysis (Applicable only in Self Construction/Under construction cases)					
Submitted Estimated Cost (In Rs per Sqft)	:	1494	Total Estimate submitted (in Rs)	:	2854903
Justified Estimated Cost (in Rs per Sqft)	:	1300	Adoptable / Justified Estimated Cost (in Rs)	:	2187000
Property Valuation					
Valuation of Independent House/Bungalow/Commerical/Industrial Building					
Land Area (In Sqft)	:	900	Adoptable Built-up Area (in Sqft)	:	1620
Rate Range of land in the locality (Rs Per Sqft)	:	1000-1100	Construction Cost (Rs per sqft)	:	1300
Recommended Rate of Land (Rs per sqft)	:	1050	Total Construction Value for 100% complete building (in Rs)	:	2106000
Pls specify if any special amenities provided	:	0	Addl Cost incurred for amenities (in Rs)	:	0
Total Land Value (in Rs)	:	945000	Total Construction Value at present construction stage (in Rs)	:	2106000
Market Value of Land & Building for 100% complete property (in Rs)	:	3051000	Market Value of Land & Building at present stage of completion (in Rs)	:	3051000
Valuation of Flat / Shop / Office / Industrial / Other unit etc					
Flat / Apartment / Shop / Office on adopted Area (in Sqft)	:	0	Rate Range in the locality (Rs per sqft)	:	0
Amenities and other costs if any (in Rs)	:	0	Rate considered (Rs per sqft)	:	0
Total Market Value of Flat / Shop / Flat / Office on 100% complete (in Rs)	:	0	Total Market Value of Flat / Shop / Flat / Office on present completion stage (in Rs)	:	0
Stage of Construction					
% Completion	:	90	% Recommendation	:	95
Guideline & Distress/Forced Sale Value					
Government Guideline/ Circle rate for Land (Rs per sqft)	:	465	Land Value as per Government Rate (Rs)	:	418500
Government Guideline/ Circle rate for Flat/Unit/ Built up (Rs per sqft)	:	0	Flat / Unit/Built up Value as per Government Rate (Rs)	:	0
Forced Sale Value (in Rs)	:	803250	Avg Rental per sqft (in Rs)	:	0
Property Specific Remarks & Observation					
Remarks / Observation	Subject property is a temporself occupied independent house constructed on plot of area admeasuring 900 sqft ,and same area has been considered for valuation. Unapproved map & estimate of Rs 28,54,903/- for Proposed renovation of Gf, FF and mumty of cumulative BUA of 1910 sft @ Rs 1494-per sft has been provided . Permissible area as per prevailing bye laws is 1370 sft however, considering the policy of FI and prevailing FAR, we have considered 1620 sft to be constructed at the rate of Rs 1300 /sft. As on date stage of construction is 90%. After 100% completion of proposed construction value would be Rs. 2106000 and value of the property will be Rs. 3051000. Population density in the vicinity of the property is 10-15 percent. Approach to the property is through 20 ft wide road. Captioned property can be identified with the help of contact person and layout. Access to the property is through 20 feet wide unpaved road.				
Whether property visited earlier for any other financier	:	N	Pls specify the name of the Financier	:	NA
References of Transactions Available	Ref 1	Ref 2	Ref 3	Ref 4	Ref 5

PROPERTY PHOTOGRAPHS			
Name of the Customer/ Applicant	: xxxxxxxxxxxxxxxxx	Proposal ID/Application No	: Z116
Address of the property being appraised	: Property bearing Khasra no. 1xxx, Mauja Jhajhra, Tehsil Vikas Nagar, District Dehradun, Uttarakhand		
  			
  			
Location cum Route map showing property Boundaries			
			
Valuer Certification/Disclaimer			
<p>We hereby declare that:</p> <p>Mr. Naresh has personally inspected the property and the report was prepared by Miss. Monika</p> <p>We have no direct or indirect interest in the property valued.</p> <p>The information furnished in the report is true and correct to the best of our knowledge and belief.</p> <p>The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties.</p> <p>The client is free to obtain other independent opinions on the same. The fair, market value of such properties/localities may increase or decrease, depending on the future market conditions and scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.</p>			
Name of Engineer Visited the property	: Naresh	Authorized Signatory Name & Signature	: