

पंजाब एंड सिंध बैंक
(भारत सरकार का उपक्रम)
आंचलिक कार्यालय, वाराणसी
पता: सी 21/88A, लहुरावीर
जिला: वाराणसी- 221001
ई-मेल: zo.varanasi@psb.co.in

१६ मी बगिचा नो वो बडि



PUNJAB & SIND BANK
(A Government Of India Undertaking)
ZONAL OFFICE VARANASI
Address: C 21/88A, Lahurabir
Distt. VARANASI
Pin Code: 221001
E-mail: zo.varanasi@psb.co.in

Minutes of meeting of the Asset Sale Committee held on: 16-07-2025

Branch Name: CIVIL LINES, ALLAHABAD

Account no: 03401200000816; 03401300002071; 03401200001152 & 03401200000864

Name: FARAZ ENTERPRISES

Members:

NAME	DESIGNATION	ATTENDANCE
1. Mr. Anchal Kumar Srivastava	AUTHORISED OFFICER/ Branch Manager	Present
2. Mr. Mohit Saxena	HEAD OF WAR ROOM AT ZONE	Present
3. Shalini Dhiman	WAR OFFICIAL	Present
4. Mr. Ravin Kumar	2 ND MAN OF ZONE	Present
5. Sh. Kamal Nayan	ZONAL MANAGER	Present

Meeting of the Asset Sale Committee was held on 16-07-2025 through Video Conferencing. Note for Asset Sale Committee dated 15-07-2025 was deliberated regarding fixation of Minimum Reserve Price in the account of FARAZ ENTERPRISES, Branch Civil Lines Allahabad, Zone Varanasi.

Branch Manager presented the highlights of the agenda. Zonal Manager directed, BM and Authorised officer to put the property on auction.

After taking into account all the submission and details presented in the note, it has been resolved by the committee to fix the minimum reserve price in the account of FARAZ ENTERPRISES at ₹ 81 lakhs for property mortgaged in the account. Property wise MRP is as per the abovementioned note dated 15-07-2025.

वास्तव पंजाब एंड सिंध बैंक
For Punjab & Sind Bank
Authorised Officer
अधिकारी
Authorised Officer

Head of War Room at Zone

2nd Man of Zone

Zonal Manager



de

Sale notice for sale of immovable properties

E-Auction Sale Notice for sale of Immovable Assets under the Sarfaesi Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules,2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Punjab & Sind Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 18-08-2023, for recovery of Rs1,23,83,045.21 as on 14.02.2023 + interest & other expenses w.e.f 01-02-2023 due to the Punjab & Sind Bank from M/s Faraz Enterprises Proprietor Mohd Ibror Khan and Guarantor Smt Shamima Bano & Sh Vijay Bhan Tiwari. The reserve price will be Rs80,00,000.00 and the earnest money deposit will be Rs8,00,000.00.

Description of the immovable Property

H No 348/1A/2, Sahil Colony, Rajapur registered at Sub Registrar office Sadar Prayagraj vide sale deed Bahi no 1, Zild No. 1412 on pages 15 to 42 at Serial no 4182 on 21-11-1998, Area of Plot- 134.77 Sqmt.

Bounded:

On the North by: 15 Feet wide Rasta

On the South by: Land/House of Mr Gyan Prakash Srivastava

On the East by: Land of Ifakhar Ahmad

On the West by: 16 Feet wide Rasta

For detailed terms and conditions of the sale, please refer to the link provided in www.bankauction.com

Date: 20-07-2023

Place: Prayagraj

FOR PUNJAB AND SIND BANK

Authorised Officer
Punjab & Sind Bank



Er. SATENDRA KUMAR VARMA

Er. SATENDRA KUMAR VARMA
Chartered Engineer, B-Tech (Civil), FIV, MIE
Approved Valuer for Wealth tax & Income Tax
Registration No: 316/2012

569 KA/352, Sneh Nagar, VIP Road, Alambagh, Lucknow
+91-9473602266, +91-9918412460
email: cr.skvarma@gmail.com

Ref No. 8569-NS/SKV/PSB/2025

Date: 23.01.2025

VALUATION REPORT

Dated 23.01.2025

OF

PROPERTY

House no.- 348/1A/2, Situated at Mauza-Rajapur Dehmafi, Pargana & Tehsil-
Sadar, District- Prayagraj. (Pin code- 211002).

Owner's Name

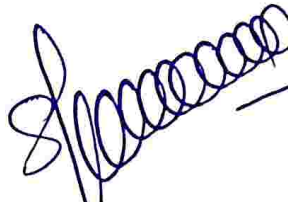
Mrs. Shamim Bano W/O Mr. Mohd Ibarar.

Market Value	₹	94,95,000.00
Realisable Value	₹	80,71,000.00
Distress Sale Value	₹	71,21,000.00
Circle Value	₹	64,31,000.00

Panel Valuar : BANK OF BARODA, CANARA BANK, PUNJAB AND SIND BANK,
PUNJAB NATIONAL BANK, UNION BANK OF INDIA, INDIAN BANK,
HDFC, SIDBI, HUDCO, UNITED INDIA INSURANCE, BANK OF INDIA,
STATE BANK OF INDIA



Scan Qr to Reach at Location


Er. S. K. Varma
B.E., F.I.V., M.I.E, Chartered Engineer
Approved Valuer F-17991
Registered Valuer-316, Cat-1
(Income Tax Department)

Paid



Er. SATENDRA KUMAR VARMA

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Registration No: 316/2012

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+91-9473602266, +91-9918412460
email: er.skvarma@gmail.com

Date : 23.01.2025

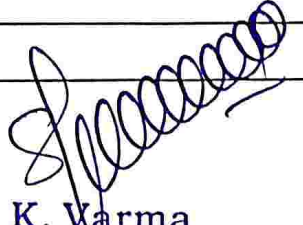
Ref No. 75-NS/SKV/PSB/2025

To,
The Chief/Senior/Branch,
Punjab and Sind Bank,
Civil Lines Branch
Prayagraj

VALUATION REPORT (IN RESPECT OF LAND/SITE & BUILDING)

I. GENERAL INFORMATION:-

1	Purpose for which the Valuation made	For Sarfeasi Purpose
2	(a) Date of inspection	23.01.2025
	(b) Date on which the valuation is made	23.01.2025
3	List of documents produced for perusal Photo Copy of Old valuation Report	Photo Copy of Old valuation Report
	A/C name	
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)	Mrs. Shamim Bano W/O Mr. Mohd Ibarar.
4.1	Prospective Purchaser	N/A
5	Brief description of the Property	The above said Property having Gr+2 Storied Building. Note- We have no direct & indirect interest in the property valued. We are not verified dimension, some area Based on Eye View Survey & As per local enquiry.
6	Location of the property	On the 16.0 Ft. wide road linked from Minto road towards East side said property is Located. It is close to Draupadi-Ram Public School & Fahim General Store. Marketability of said Property is Good.
	(a) Khasra No. /survey No./ArajeNo.	N.A
	(b) Plot No. / House No. /BuildiNo.	House no.- 348/1A/2,
	(c) T.S. No./Village/Mauza/Mohalla	Situated at Mauza-Rajapur Dehmafi,
	(d) Ward / Taluka /Pargana/Thana	Pargana & Tehsil- Sadar,
	(e) Mandal/ District	District- Prayagraj. (Pin code- 211002).


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(Income Tax Department)

7	Postal Address of the Property	House no.- 348/1A/2, Situated at Mauza-Rajapur Dehmafi, Pargana & Tehsil-Sadar, District- Prayagraj. (Pin code- 211002).	
8	City Town	District- Prayagraj. (Pin code- 211002).	
	Residential area/ Commercial area/ Industrial area/ Agricultural Area	Residential Area	
	Classification of the area		
9	i) High / Middle/ Poor	Middle	
	ii) Urban /Semi urban/ Rural	Urban	
10	Coming under Village Panchayat/ Municipality/ Corporation limit	Corporation limit	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling / Act) or notified under agency area .scheduled area / cantonment area	N.A.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A.	
13	Boundaries of the property		
		(As Per Old valuation Report)	(b) (As per site)
	North	Appx 15 Ft Wide Rasta	15 Ft Wide Interlockin Rasta
	South	Land/House of Mr. Gyan Prakash Srivastava	House of Arshad Khan
	East	Land of Ifatakhar Ahmad	House of Ifatakhar Ahmad (House no-390/6/ 1)
	West	Appx 16 Ft Wide Rasta	16 Ft Wide Interlocking Rasta
14.2	Latitude, Longitude and Coordinates of the site		Lat : 25.468267, Long: 81.838802
15	Extent of Site		134.77 Sqmt. Or 1451.00 Sqft.
16	Extent of the site considered for valuation (least of 14 A & 14 B)		134.77 Sqmt. Or 1451.00 Sqft.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		Owner


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II. CHARACTERISTICS OF THE SITE:-

1	Classification of the locality.	Residential Area
2	Development of surrounding areas	Developed area
3	Possibility of frequent flooding.	No
4	Feasibility to the civic amenities	Within 1.00 km Radius
5	Level of the land with topographical Conditions.	Plane
6	Shape of land.	Rectangular
7	Type of use to which it can be put	Residential Purpose
8	Any usage restriction	No
9	Is plot in town planning approved layout	No
10	Corner plot or Intermittent plot.	Corner Plot
11	Road facilities	Available
12	Type of road available at present	Interlocking Road
13	Width of road is it below 20ft or more than 20ft.	Below than 20 ft. wide Road
14	It is a land locked land	No
15	Water potentiality	Available
16	Underground sewerage system	Available
17	Is power supply available at the site?	Available
18	Advantage of the site.	It is very close to Near Draupadi-Ram Public School & Fahim General Store
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)	None

PART - A (VALUATION OF LAND)

1	Size of the plot	North	38 Ft	
		South	38 Ft	
		East	38 Ft	
		West	38 Ft	
2	Total extent of the plot	134.77	Sqm.	
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) /Sqmt.	₹ 39,000.00	to	₹ 43,000.00
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	₹ 16,600.00	/Sqmt.	
		₹		22,37,182.00
	10% Extra For Corner Plot	₹		24,60,900.20
5	Assessed / adopted rate of valuation	₹ 41,000.00	/Sqmt.	
6	Estimated value of land	₹		55,25,570.00

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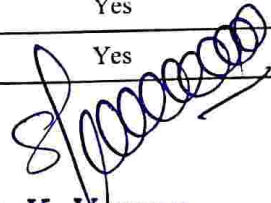
PART – B (VALUATION OF BUILDING)

TECHNICAL DETAILS OF THE BUILDING

a)	Type of building (Residential / Commercial / industrial)	Residential area
b)	Type of construction (Load bearing / R.C.C/ Steel framed)	RCC Framed Structure
c)	Year of construction	2002
d)	Number of floor & height of House. Including basement if any.	Attached
e)	Plinth area floor wise	Attached
f)	Age of the building (Years)	23 Year
g)	Building remaining life (Years)	47 Year
h)	Condition of the building	Completed
	Exterior-excellent, normal, good, poor	Normal
	Interior- excellent, good, normal, poor	Normal
i)	Date of issue and validity of layout of approved map / plan	Map Not provided,
j)	Approved map / plan issuing authority	N/A PDA
k)	Whether genuineness or authenticity of approved map / plan is verified	Map Not provided,
l)	Any other comments by our empanelled valuers on authentic of approved plan	No

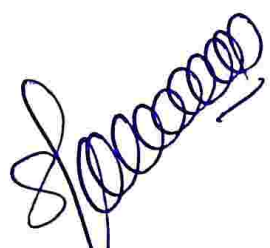
2 SPECIFICATION OF CONSTRUCTION (FLOOR WISE) IN RESPECT OF BUILDING

		(Ground Floor)	(1st & 2nd Floor)
1	Foundation	Isolated/combined	
2	Basement	No	No
3	Superstructure	RCC Framed Structure	RCC Framed Structure
4	Joinery /Door's & window (Please furnish details about size of Frames Shutter's, glazing fittings etc. And supply of species of timber.)	Angle Frame & Wodden Door/Wodden Window & Ms Gate	Angle Frame & Wodden Door/Wodden Window
5	R.C.C works	RCC Slab	RCC Slab
6	Plastering	Yes	Yes
7	Flooring, skirting, dadoing	Marble	Marble
8	Special finish as marble, granite, wooden paneling, grills, etc	Marble	Marble
9	Roofing including weather proof	Yes	Yes
10	Drainage	Yes	Yes


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No.	Description	(Ground Floor)	(1st & 2nd Floor)
1	Compound Wall		
	Height	N.A.	N.A.
	Length	N.A.	N.A.
	Type of construction	N.A.	N.A.
2	Electrical Installation		
	Type of Wiring	Normal	Normal
	Class of fitting (Superior/ordinary/poor)	ordinary	ordinary
	Number of Light points	Yes	Yes
	Fan Points	Yes	Yes
	Spare Plug Points	Yes	Yes
	Any Other Items	N.A.	N.A.
3	Plumbing Installation		
	No. of water closets and their type	Yes	Yes
	No. of wash basins	Yes	Yes
	No. of urinals	N.A.	N.A.
	No. of bath tubs	N.A.	N.A.
	Water meter, taps, etc.	N.A.	N.A.
	Any other fixtures	N.A.	N.A.

S.No.	Particular of Items	Total Plinth area (Sqmt.)	Age of Building	Estimated Replacement Rate of construction (Rs.)	Depreciation	Net Cost of construction (Rs.)
1	Gr. Floor	101.07	23 Year	19000.00	396329.00	15,24,001.00
2	1st floor	101.07	23 Year	18500.00	385899.00	14,83,896.00
3	2nd floor	67.38	23 Year	18000.00	250313.00	9,62,527.00
Total (Rs.)						₹ 39,70,424.00

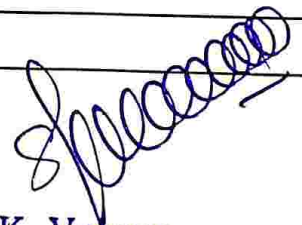

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PART C- (EXTRA ITEMS)

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	N.A.
	Total	₹ -

PART D- (AMENITIES)

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	Interior decorations	N.A.
9	Aluminum works	N.A.
10	Aluminum hand rails	N.A.
11	False ceiling	N.A.
	Total	₹ -



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PART E- (MISCELLANEOUS)

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	₹ -

PART E- (SERVICES)

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	

ABSTRACT OF THE ENTIRE PROPERTY

Part A	Land	:	₹	55,25,570.00
Part B	Building	:	₹	39,70,424.00
Part C	Extra Items	:	₹	-
Part D	Amenities	:	₹	-
Part E	Misc.	:	₹	-
Part F	Services	:		
	Total	:	₹	94,95,994.00
	Say	:	₹	94,95,000.00



Er. S. K. Varma
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 Approved Valuer F-17991
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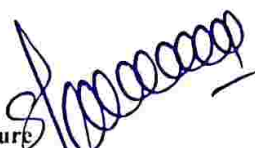
VALUATION:-

Here the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at supported by necessary calculation also such aspects as i) salability ii) likely rental values in future and iii) any likely income it may generate may be discussed.

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 specification is

- (i) The Market value Rs. 9495000.00 (Rupees NinetyFour Lakh NinetyFive Thousand Only)
- (ii) The Realizable sale value Rs. 8071000.00 (Rupees Eighty Lakh SeventyOne Thousand Only)
- (iii) Distress Sale Value Rs. 7121000.00 (Rupees SeventyOne Lakh TwentyOne Thousand Only)
- (iii) Circle Rate Value Rs. 6431000.00 (Rupees SixtyFour Lakh ThirtyOne Thousand Only)

Place : Lucknow
Date : 23.01.2025


Signature
(Name and official seal of the approved valuer)
Er. S. K. Varma
B.E., F.I.V., M.I.E., Chartered Engineer
Approved Valuer No. 17991
Registered Valuer-316, Calicut
(Income Tax Department)

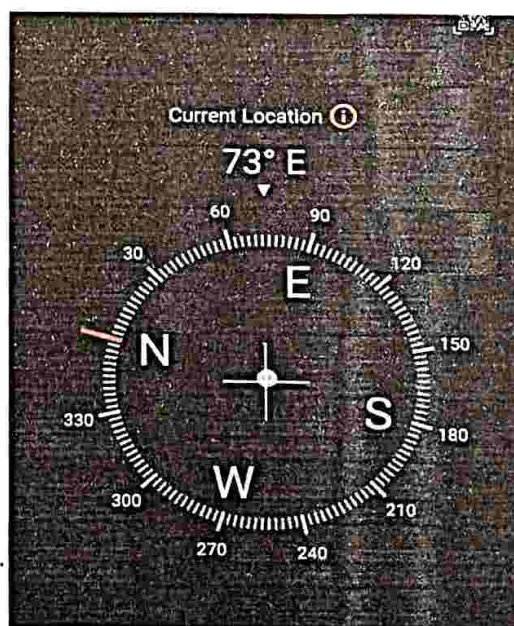
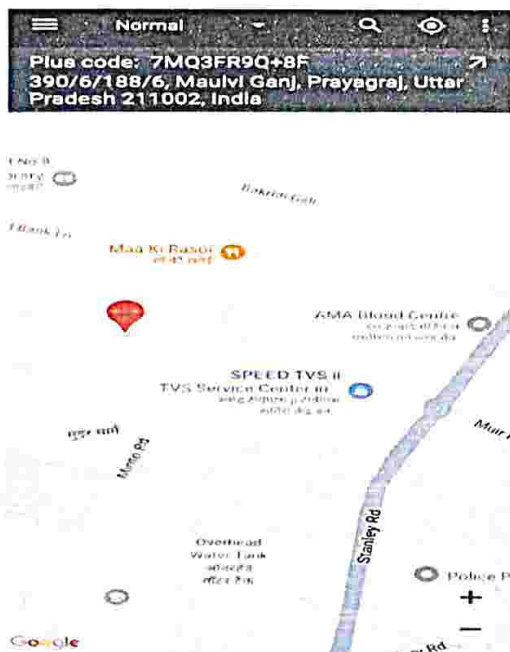
It is to certify that the value given the valuation report dated 23.01.2025 by the Bank(s) approved Valuer **ER. S. K. VARMA** is fair and reasonable as per discreet and independent enquiries made during my VDR visit dated 23.01.2025 (Income Tax Department)

Officer/Manager Signature

Name :
Date :

Branch Incharge Signature

Name :
Date :



DECLARATION FROM VALUERS

I hereby declare that

- a) The information furnished in my valuation report dated 23.01.2025 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 23.01.2025. 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 its 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.
- 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.

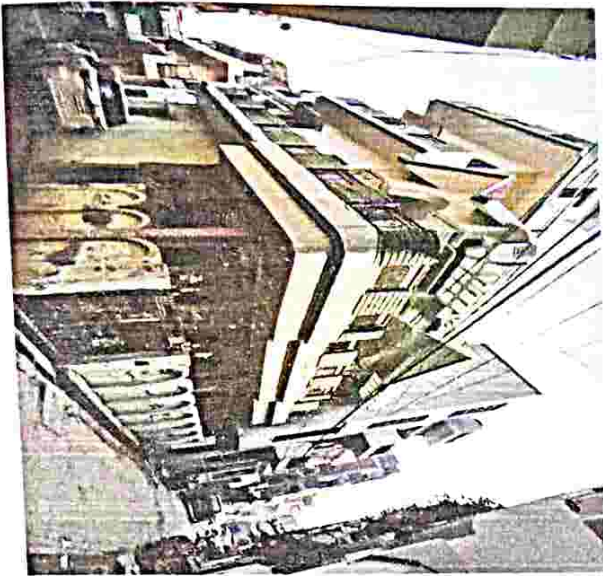
S.No.	Particulars	Valuer Comment
	Background information of the asset being valued;	None
	Purpose of valuation and appointing authority	Financial Transaction, Authorized Officer, Punjab and Sind Bank, Civil Lines Branch Prayagraj.
	Identity of the valuer and any other experts involved in the valuation;	ER. SATENDRA KUMAR VARMA
	Disclosure of valuer interest or conflict, if any;	None
	Date of appointment, valuation date and date of report.	23.01.2025
	Inspections and /or investigations undertaken;	Survey of the concerned locality in which the property is located.
	Nature and sources of the information used or relied upon;	N.A.
	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and building
	Restrictions on use of the report, if any	•The legal aspects were not considered in this valuation •Report is based on the physical conditions, documents produced and property shown to us by the owner
	Major factors that were taken into account during the valuation;	None
	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.	N.A.

Date : 23.01.2025

Place: Lucknow

SIGNATURE

Er. S. K. Varma
B.E., F.I.V., M.I.E., Chartered Engineer
Approved Valuer F-17991
Registered Valuer-316, Cat-1
(Income Tax Department)



[Handwritten Signature]

Er. S. K. Varma
 B.E., F.I.V., M.I.E., Chartered Engineer
 Approved Valuer F-17991
 Registered Valuer-316, Cat-1
 (Income Tax Department)

BC-R/Val/Dec./1810 - 193/220342/ALD

12.12.2022

Chief Manager,
Punjab & Sind Bank,
Civil Lines Branch,
Prayagraj.

VALUATION REPORT

I	GENERAL		
1.	Purpose for which the valuation is made		For Bank Purpose
2.	a)	Date of inspection	: 08.12.2022
	b)	Date on which the valuation is made	: 12.12.2022
3.	List of documents produced for perusal		
	i)		: Copy of previous valuation report
	ii)		:
	iii)		:
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)	:	Mrs. Shamim Bano W/o Mohd. Ibarar
5.	Brief description of the property (including leasehold/freehold etc.)	:	Free Hold
6.	Location of property		
	a)	Plot No. / Survey No.	: House No.348/1A/2
	b)	Door No.	: Mauza – Rajapur Dehmafi
	c)	T.S. No. / Village	: Shahil Colony
	d)	Ward / Taluka	: Pargana & Tehsil – Sadar
	e)	Mandal / District	: Distt. – Prayagraj
7.	Postal Address of the Property		
8.	City / Town	:	Prayagraj
	Residential Area	:	Residential Area
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of the Area	:	
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rular	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Under Corporation Limit

11.	Whether covered under any State / Central Govt . enactments (eg. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No Covered
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the Property	:	As per Deed(Sl. No.2393/12)
	North	:	Appx. 15' wide rasta
	South	:	Land/ House of Mr. Gyan Prakash Srivastava
	East	:	Land of Ifatakhair Ahmad
	West	:	Appx. 16' wide rasta
		:	Actual
	North	:	Appx. 15' wide rasta
	South	:	House of Mr. Arshad Khan
	East	:	House of Ifatakhair
	West	:	16' wide Road
14.1	Dimensions of the Site	:	As per deed Actual 134.77 Sq.Mtr. 134.77 Sq.Mtr.
14.2	Latitude, Longitude and Coordinates of the site	:	25.497984, 81.859801
15.	Extent of the site	:	Area of Land = 134.77 Sq.Mtr.
16.	Extent of the site considered for valuation (least of 14A & 14 B)	:	134.77 Sq.Mtr.
17	Whether occupied by owner / tenant? if occupied by tenant, since how long? Rent received per month	:	Owner Occupied
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Fully developed
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market ect.	:	Available
5.	Level of land with topographical condition	:	N.A.
6.	Shape of land	:	Rectangle
7.	Type of use to which it can be put	:	Residential Use
8.	Any usage restriction	:	No
9.	Is plot in town planning approved layout?	:	Approved layout not available
10.	Corner plot or intermittent plot?	:	Corner Plot
11.	Road facilities	:	Available
12.	Type of Road available at present	:	Bituminous Road
13.	Width of road – is it below 20ft. or more than 20ft.	:	Below 20 Ft.
14.	Is it a land – locked land?	:	No
15.	Water potentiality	:	Available



16.	Underground sewerage system	Available
17.	Is power supply available at the site?	Available
18.	Advantage of the site	
	1.	Residential Area
	2.	Corporation Limit
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
Part – A (Valuation of Land)		
1.	Size of plot	134.77 Sq.Mtr.
	North & South	38'
	East & West	38'
2.	Total extent of the plot	Area of land = 134.77 Sq Mtr..
3.	Prevailing market rate (Along with details / reference of at least two latest deals /transactions with respect to adjacent properties in the areas)	Rs. 35,000/- to 45,000/-per Sq.Mtr.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 30,800/-per Sq.Mtr.
5.	Assessed / adopted rate of valuation	Rs. 40,000/-per Sq.Mtr. Note: The rate has been considered keeping in view the condition / Size of Plot, location of the plot .
6.	Estimated value of land	Rs. 53,90,800/=
Part – B (Valuation of Building)		
1.	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Residential
	b) Type of Construction (Load bearing / RCC / Steel Framed)	RCC Structure
	c) Year of Construction	Reportedly 2002
	d) Number of floors and height of each floor including basement, if any	Ground Floor -2002 First Floor -2012 Second Floor -2012
	e) Plinth area floor -wise	
	f) Condition of the Building	Good
	i) Exterior – Excellent, Good, Normal, Poor	Good
	ii) Inferior - Excellent, Good, Normal, Poor	Good
	g) Date of issue and validity of layout of approved map/plan	Approved map not provided



h)	Approved map / plan issuing authority	Approved map not provided
i)	Whether genuineness or authenticity of approved map / plan is verified	Approved map not provided
j)	Any other comments by our empanelled valuers on authentic of approved plan	Approved map not provided

Specifications of construction (floor-wise) in respect of

S.No.	Description	Ground Floor	Other floors
1.	Foundation	RCC	RCC
2.	Basement	No	
3.	Superstructure	RCC	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Standard	Standard
5.	RCC Works	Yes	Yes
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dadoing	Yes	Yes
8.	Special finish as marble, granite, wooden paneling, grills etc.	Available	Available
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Available	Available
S.No.	Description	Ground Floor	Other floors
2.	Compound wall	Yes	No
	Height	6 Feet (Approx.)	--
	Length	50 Running ft.	--
	Type of construction	RBC	--
3.	Electrical installation	Available	Available
	Type of wiring	Concealed wiring	Concealed wiring
	Class of fittings (superior / ordinary / poor)	Superior	Superior
	Number of light point	15 points (Approx.)	25 points (Approx.)
	Fan points	5 Points (Approx.)	5 Points (Approx.)
	Spare plug points	5 plug points	5 plug points
	Any other item	No	No
4.	Plumbing installation		
a)	No. of water closets and their type		
b)	No. of wash basins	3 Nos. wash basins	2 Nos. wash basins
c)	No. of urinals	2 nos. urinals	1 nos. urinals
d)	No. of bath tubs	No	No
e)	Water meter, taps, etc.	No	No
f)	Any other fixtures	No	No



Details of valuation

No.	Particulars of item	Plinth area	Roof Height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
1.	Ground Floor	1150 Sq.Ft. Approx.	10 Ft. (Approx.)	20 Years	Rs. 1400/- per Sq.Ft.	Rs. 16,10,000/=	Rs. 4,83,000/=	Rs. 11,27,000/=
2.	First Floor	1150 Sq.Ft. Approx.	10 Ft. (Approx.)	10 Years	Rs. 1400/- per Sq.Ft.	Rs. 16,10,000/=	Rs. 2,41,500/=	Rs. 13,68,000/=
3.	Second Floor	650 Sq.Ft. Approx.	10 Ft. (Approx.)	10 Years	Rs. 1400/- per Sq.Ft.	Rs. 9,10,000/=	Rs. 1,36,500/=	Rs. 7,73,500/=
	Total							Rs.32,68,500/=

Part C- (Extra Items)

(Amount in Rs.)

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

Rs. 50,000/= (Approx.)

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes		
2.	Glazed tiles		
3.	Extra sinks and bath tub		
4.	Marble / ceramic tiles flooring		
5.	Interior decorations		
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		

Rs. 2,00,000/= (Approx.)

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room		
2.	Separate lumber room		
3.	Separate water tank / sump		
4.	Trees, gardening		
	Total		

Rs. 50,000/= (Approx.)



Part F- (Services)**(Amount in Rs.)**

1.	Water Supply arrangements		Rs. 50,000/= (Approx.)
2.	Drainage arrangements		
3.	Compound Wall		
4.	C.B. deposits, fittings etc.		
5.	Pavement		
	Total		

Total abstract of the entire property

Part - A	Land		Rs. 53,90,800/=
Part - B	Building		Rs. 32,68,500/=
Part - C	Extra Items		Rs. 50,000/=
Part - D	Amenities		Rs. 1,00,000/=
Part - E	Miscellaneous		Rs. 50,000/=
Part - F	Services		Rs. 50,000/=
	Total		Rs. 89,09,300/=
	Say		Rs. 89 Lac

(Valuation: Here the approved Valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photographs 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 per 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 Rs. 89 Lac (Rupees Eighty Nine Lac Only) & realizable value Rs. 76 Lac (Rupees Seventy Six Lac Only). The book value of the above property as ofis Rs.(Rupeesonly) and the distress value Rs. 68 Lac (Rupees Sixty Eight Lac only)

Place : Prayagraj

Date : 12.12.2022

Signature

MRS. SHAMIM BANO, MAUZA – RAJAPUR DEHMAFI, PRAYAGRAJ.



B.S. CHAWLA & CO., SURVEYORS & VALUERS,

← 25.468386,81.838723



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