

Valuation Report of Land at Gadhiram Nagar- Chaksu

Prepared by Reporting Date: 25.09.2020
Eng. Poonam Swami
(Practicing Civil Engineer & Valuer)
A-41, Subhash Nagar, jaipur 302016

Poonam

Land Details

- Name of the Client: M/s DEBOCK SALES & MARKETING LIMITED
- Property address: K.NO. 234,235,236,237/1 Gram Gadhiram Nagar Patwar Chaksu Jaipur
- Name of document holder: MS DEBOCK INFRASTRUCTURE PVT. LTD. AUTH SIGN NARENDER SINGH
- Date of Inspection: 15.09.2020

Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Land Location Details

- Khasra No. : 234,235,236,237/1
- Type of Property: Agriculture Land
- Condition of approach road: Un metalled Road
- Whether Demarcated : Boundary not Demarcated
- Boundary Details:
 - North - Other Land
 - South - Road
 - East - Other Land
 - West - Other Land

Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Other Aspects of Land

- Whether Irrigated: No
- Environmental Aspects: Not in Scope
- Whether Change of Land use From Agriculture Land to Residential Approved: Not Applied
- Whether Change of Land use From Agriculture Land to Residential Permissible: Permissible (Nearby Khasra No. 358 CLU approval attached for reference)

Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Land Photographs



Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer



Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer





Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Property Map



26°35'00.9"N 75°56'39.4"E
26.583572 75.944274 42 min

Directions Start

Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Valuation Data

- Purpose of Valuation: To Estimate Leasehold Interest
- Basis of Valuation: Market Rent
 - Market rent is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- Premise of Valuation: Highest and best use (the land is presently agriculture land permissible to be converted into residential hence hypothetical plotting of 70% area is considered)
- Valuation approach and Method: Market approach, Comparable transactions method


POONAM SWAMI

Practicing Civil Engineer & Valuer

DLC Statement

पंजी की तिथि: 24/02/2021
Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN
Sub-Registrar: CHAKSU
List of Rural DLC Rate
Print Date: 10/04/2021
Time: 16:31:54PM

District: JAIPUR

Village Name & Classification	Category	Exterior(₹)	Interior(₹)	Unit
GADHI RAMNAGAR (गढीरामनगर)				
1 commercial (all.) व्यावसायिक(समस्त)	C	2061	-	Sq Mtr
2 FROM 501 MT.AND ABOVE FROM MAIN/ LINK ROAD (Irrigated) मुख्य सड़क/सम्पर्क सड़क से 501 मी. व अधिक दूरी पर (सिंचित)	A	2031804	-	Hectare
3 FROM 501 MT.AND ABOVE FROM MAIN/ LINK ROAD (non irrigated) मुख्य सड़क/सम्पर्क सड़क से 501 मी. व अधिक दूरी पर (असिंचित)	A	1828979	-	Hectare
4 ON MAIN ROAD/LINK ROAD (Irrigated) मुख्य सड़क/सम्पर्क सड़क से लगाव ख.न.(सिंचित)	A	2437453	-	Hectare
5 ON MAIN ROAD/LINK ROAD (NON Irrigated) मुख्य सड़क/सम्पर्क सड़क से लगाव ख.न.(असिंचित)	A	2234628	-	Hectare
6 residential(all.) आवासीय(समस्त)	R	768	-	Sq Mtr
7 up to 500 mt. from main road/ link road(Irrigated) मुख्य सड़क/ सम्पर्क सड़क से लगाव ख.न. को छोड़कर 500 मी.तक (सिंचित)	A	2234628	-	Hectare
8 up to 500 mt. from main road/ link road(non irrigated) मुख्य सड़क/ सम्पर्क सड़क से लगाव ख.न. को छोड़कर 500 मी.तक (असिंचित)	A	2031804	-	Hectare

Poonam
POONAM SWAMI
Practicing Civil Engineer & Value

Nearby Khasra CLU Approval

नवावालच, प्राधिकृत अधिकारी (उपलब्ध अधिकारी) चाकरु (जयपुर)

प्रकरण संख्या 22/2011

संविधान संशोधन अधिनियम 2010
 प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।
 दिनांक 04/04/11

प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।
 प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।
 प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।

है। इस प्रमाणित विवरण के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।
 दिनांक 04/04/2011 में जारी किया गया है।

क्र.सं.	विवरण	प्रमाणित विवरण संख्या
1	प्राधिकृत अधिकारी द्वारा जारी की गई है।	200/2011

प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।
 प्रमाणित विवरण संख्या 200/2011 के अंतर्गत प्राधिकृत अधिकारी द्वारा जारी की गई है।

Poonam
POONAM SWAMI
 Practising Civil Engineer & Valuer

Valuation Summary

1. Measurement Date: 20.09.2020
2. Market Rent Rate From 80,000 Rs. to 1,20,000 Rs. Per month per Hectare (Confirmed from local enquiry)
3. Hence rent taken = 1,00,000 Rs. Per month per hectare
4. Therefore annual rent = 12,00,000 Rs. Per year per hectare
5. Annual rent for total area = 12,00,000 X 2.02 = 24,24,000 Rs.
6. Total Land area : 2.02 Hectare
7. Lease Tenure : 20 years
8. Discount rate: 7%
9. Year's purchase for 20 years @ 7% = 10.594
10. Leasehold Interest value = 24,24,000 X 10.594 = Rs. 2,56,79,856/-

Poonam
POONAM SWAMI
Practicing Civil Engineer & Valuer

Disclaimer to Report

- This report is for the use of mentioned client only
- The valuation range given is to be used for stated purpose only
- Area of land is taken from the site plan & ownership documents provided by the client, valuer is not responsible for any error in these

Poonam

POONAM SWAMI

Practicing Civil Engineer & Valuer