

MONJIT GOGOI

B.E. (CIVIL)

Regd. No. TR/RTP/04/Engg(C) Jan/23/19

**TO WHOM IT MAY CONERN**

**(BUILDING SAFETY CERTIFICATE)**

*This is to certify that ,as per our present survey and inspection report, the **Building of Hemalata Handiqui Memorial Institute , P.O.: Cinnamara , Lichubari, District : Jorhat ,Assam, Pin : 785008** has been found to be structurally safe and fit for use.*

*This Certificate is issued for your kind information and necessary action.*

*This is true to the This Site inspection & best of my knowledge.*

DT. 29/01/26  
M. Gogoi  
MONJIT GOGOI  
B. E. (CIVIL)  
TR/RTP/04/Engg (C)  
Jan/23/19

# VALUATION REPORT



Hemalata Handique Memorial Institute

AS ON :13/09/2021



Prepared by:

**R.K. Agarwal.**

BE (HONS), FIII, AMIE, FIV, AIISA  
GOVT. OF INDIA REGISTERED VALUER  
Chartered Engineer (India)

Panel Valuer for all Public Sector Banks, Axis Bank, NEDFI, AFC, AGVB, IOC Etc.  
FAGALWA HOUSE

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**VALUE HAS A VALUE ONLY IF IT'S VALUE IS VALUED**

**R. K. Agarwal**  
**REGISTERED VALUER**

Empanelled with Banks, Financial Institutions,  
Public Sector undertakings and Income Tax Deptt.

Jorhat Office: Fagalwa House, A.T. Road, Jorhat -785001-03(Assam)

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**THIS VALUATION REPORT IS ISSUED WITHOUT ANY PREJUDICE**

**JORHAT DTD : 13/09/2021**  
**INSPECTED ON: 08/09/2021**

Name of the Registered valuer

Ramesh Kr Agarwal  
BE(Hons), AMIE, FIII, FIV

General :

1. Purpose for which valuation is made To find the fair market value of the property for Affiliation purpose.
2. Date as on which valuation is made 13/09/2021
3. Name of the owner/owners Hemalata Handique Memorial Institution Lichubari, Jorhat
4. If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided ? It is Educational Institution
5. Brief description of the property It is a sprawling flat developed land , clearly demarcated by brick masonry wall in RCC frame on all sides. With several blocks of Buildings for running a English Medium School.  
  
(Refer observation)
6. Location, street, ward No. Goriahabi Road Lichubari (1No. Chowdang Gaon ) Charaibahi, Jorhat.
7. Survey/Plot No. of lands Patta No. : 271 & 236  
Dag No. : 16,17,18,31,32,33,89  
Area : 18B-1K-08L  
Mouza : Charaibahi  
Vill./Town : 1No. Chowdang Gaon  
Revenue Circle : Jorhat East  
Category of Land : Residential

- |     |  |   |
|-----|--|---|
| 8   | Is the property situated in residential / commercial / mixed area / industrial area. | Residential                                     |
| 9.  | Classification of locality high class/ middle class/ poor class                      | High Class.                                     |
| 10. | Proximity to civic amenities, like schools, hospitals, offices, market, cinemas etc. | Within 3-4 km.                                  |
| 11. | Means and proximity to surface communication by which the locality is served         | Goria Habi Road<br>24 feet wide Bituminous Road |

**LAND :**

- |      |  |   |
|------|--|---|
| 12.  | Area of land supported by documentary proof. Shape, dimensions and physical features.                                      | 18B-1K-08L ( 24463.94 sqm )<br>263232 sqft. |
| 13.  | Road, street or lanes on which the land is abutting.   | Goria Habi Road                             |
| 14.  | Is it free-hold or lease-hold land   | Free hold land.                             |
| 15.  | If leasehold the name of lessor/ lessee. Nature of lease, date of commencement and terms of renewal of lease.              | Not Applicable                              |
| i.   | Initial premium  | Not Applicable                              |
| ii.  | Ground rent payable per annum  | Not Applicable                              |
| iii. | Unearned increase payable to the lessor in the event of sale or transfer.  | Not Applicable                              |
| 16.  | Is there any restrictive covenant in regard to use of land ? If so, attach a copy of the covenant.                         | No.   |
| 17.  | Are there any agreements of easements? If so attach copies.  | No.   |
| 18.  | Does the land fall in an area included in any Town Planning or Government or any statutory body ? If so, give particulars. | Under Jorhat Development Authority          |

19. Has any contribution been made towards development or is any demand for such contribution still outstanding ? No demand is outstanding
20. Has the sole or part of the land been notified for acquisition by Government or statutory body? Give date of the notification. No.
21. Attach a dimensional site plan. Attached.

**Improvements :**

22. Attach plans and elevations of all structures standing on the land and a lay-out plan. Refer site plan and observation
23. Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used). Refer Observation and detail working
24. i) Is the building owner-occupied / tenanted / both ? Occupied as a HHMI School .
- ii) If partly owner-occupied, specify portion and extent of area under owner-occupation. Not Applicable
25. What is the Floor Index permissible and percentage actually utilized ? Permissible = 175  
Utilized = less than 75

**Rents:**

- 26.i) Names of tenants / lessees/ licensees, etc. Not Applicable
- ii) Portions in their occupation Not Applicable
- iii) Monthly or annual rent/ compensation/ license fee, etc. paid by each. Not Applicable
- iv) Gross amount received for the whole property Not Applicable
27. Are any of the occupants related to, or close business associates of the owner ? Not Applicable

28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerator, cooking range, built in wardrobes, etc, or for service charges ? If so, give details. Not Applicable
29. Give details of water and electricity charges, if any, to be borne by the owner. Not Applicable
30. Has the tenant to bear the whole or part of the cost of repairs and maintenance ? Give particulars. Not Applicable
31. If a lift is installed, who is to bear the cost of maintenance and operation — owner or tenant ? Not Applicable
32. If a pump is installed, who has to bear the cost of maintenance and operation — owner or tenant ? Not Applicable
33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. — owner or tenant ? Not Applicable
34. What is the amount of property tax ? Who is to bear it ? Give details with documentary proof. Land Revenue : Rs. 38063.75 p.a
35. Is the building insured? If so give policy No. amount for which it is insured and the annual premium. -----
36. Is any dispute between landlord and tenant regarding rent pending in a court of Law? Not Applicable
37. Has any standard rent been fixed for the premises under any law relating to the control of rent? Not Applicable

**Sales :**

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No. sale price and area of land sold. Not Applicable

39. Land rate adopted in this valuation **Rs.10,00,000/-per Katha**
40. If sale instance are not available or not relied upon the basis of arriving at the land rate . Discreet Market Inquiry from Builders and all reliable sources.

**Cost of construction :**

41. Year of commencement of construction and year of completion. 1963 ( refer observation)
42. What was the method of construction by contract/ employing labour directly/both? Direct Labour by
43. For items of work done on contract produce copies of agreements. Nil.
44. For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. Not Applicable

**OBSERVATION**

The property was surveyed in presence of the representative of the school management and all the measurements were carried out in their presence.

It is a sprawling flat developed land, clearly demarcated by brick masonry wall in RCC frame on all sides connected by wide strip of land to Goriahabi Road which connects the Gar-Ali and Na-Ali Road . The area is fully residential in character falls under Jorhat Development Authority with all amenities within 4km and there is no history of flood or inundation.

The orientation of the plot is as below ( As evident from the Cadastral map )

- North : Goriahabi Road
- South : Land under Dag No. 16
- East : Land under Dag No.6 (Ka)
- West : Land under Dag No. 129

Hemalata Handique Memorial Institute was established by Late Bijoy Krishna Handique , a noted educationist and renowned parliamentarian of Assam in 1962 in memory of his mother and have completed 59 glorious years.The original School building was completed in 1963 and there had been continuous renovation, additions and development from time to time. The school building is laid out in different Blocks with a separate Auditorium, playing fields , class rooms, Library teachers common room, toilet blocks, canteen , office etc.

The Valuation of the property is done by standard Land & Building method by taking the prevailing cost of Land and Assam PWD schedule of Rate for Building and depreciating the civil structure by considering its future life, maintenance, age etc as per standard practice etc.

### **LAND**

18B-1K-08L ( 91.40 Katha )  
@ Rs. 10,00,000/-per Katha

Rs. 9,14,00,000.00

Land Measurements in Assam.  
1 Bigha ( B ) = 5 Kathas ( K )  
1 Katha ( K ) = 20 Lessas ( L )  
1 Lessa ( L ) = 144 sq ft.

Total Land Area = 263232 sqft or 24464 sqm  
6.045 Acres ( App)

Prevailing rate of Land = Rs. 10,00,000/-per Katha.

### **BUILDING**

#### **Main School Building**

in 'U' Shape. Refer site plan.  
Assam Type single storey Load bearing structure with brick walls, wooden glazed windows , wooden Truss, Coloured Roofing sheets/ CGI sheet, CC floor , Asbestos ceiling , Lime washed enamel painted doors & Windows with a clear height of 16 feet external Electrification etc.

Year of Construction = 1963

Renovated from time to time

Future life = 50 years

1556.97 sqm @ 16000/-per sqm Rs. 2,49,11,520.00

Less Depreciation @ 50% Rs. 1,24,55,760.00

Rs. 1,24,55,760.00

Rs. 1,24,55,760.00

#### **Auditorium**

Assam Single storey load bearing structure with brick walls plastered on both side, steel Truss, Coloured roofing sheets, CC floor/Glazed tiles floor, Asbestos ceiling, lime washed & enamel painted wooden glazed doors & windows with pucca stage, external electrification etc .

Constructed in - 2012

Future Life - 41 years

722.50 sqm @ 13,000/-per sqm Rs.. 93,92,500.00

Less Depreciation @ 18% Rs. 16,90,650.00

Rs. 77,01,850.00

Rs. 77,01,850.00

### **Tirap House**

This Building houses the school library  
Assam Type Single storey load bearing  
structure with brick walls plastered on both  
sides with wooden Truss, CGI sheet roof,  
Wooden glazed doors & windows , asbestos  
ceiling, CC/Ceramic tiles floor, external  
wiring etc.

Constructed in	=	1970		
Future Life	=	30 Years		
530.00 sqm @ 13500/-per sqm			Rs. 71,55,000.00	
Less Depreciation @ 50%			<u>Rs. 35,77,500.00</u>	
			Rs. 35,77,500.00	Rs. 35,77,500.00

### **Office Building**

Assam Type Single storey load  
bearing structure with standard finish,  
Ceramic tiles/CC floor  
Coloured roofing sheets, steel truss,  
external wiring, asbestos ceiling , tandard  
toilet bath renovated & extended,  
external electrification

Constructed in	=	1995		
Future Life	=	40 Years		
176.20 sqm @ 15000/-per sqm			Rs. 26,43,000.00	
Less Depreciation @ 35%			<u>Rs. 9,25,050.00</u>	
			Rs. 17,17,950.00	Rs. 17,17,950.00

### **Canteen Building.**

Assam Type single storey load  
bearing structure with brick walls  
plastered on both sides, coloured  
roofing sheets on steel truss,  
ceramic tile floor, external electrification  
with very high plinth level.

Year of constructed	=	2014		
Future life	=	60 years		
111.53 sqm @ 16000/-per sqm			Rs. 17,84,480.00	
Less Depreciation @ 10%			<u>Rs. 1,78,448.00</u>	
			Rs. 16,06,032.00	Rs. 16,06,032.00

**Room No. 23'**

Assam Type single storey Building  
Load bearing structure with coloured  
roofing sheet , steel truss, steel casement  
windows & steel doors.

Year of constructed =	2014-15		
Future life =	45 years		
54 sqm @ 12500/-per sqm		Rs. 6,75,000.00	
Less Depreciation @ 10%		<u>Rs. 67,500.00</u>	
		Rs. 6,07,500.00	<u>Rs. 6,07,500.00</u>
			Rs.2,76,66,592.00
L.S. Value for Cycle stand, Security room		Rs. 1,00,000.00	Rs. 1,00,000.00
Add for road, pathways , boundary wall, Gate , bore well, Play ground, land scaping Basketball court , DG Set etc on a L.S. basis		Rs. 50,00,000.00	<u>Rs. 50,00,000.00</u>
		Value of Building	Rs.3,27,66,592.00

**SUMMARY OF VALUATION**

LAND	:	Rs. 9,14,00,000.00
BUILDING	:	<u>Rs. 3,27,66,592.00</u>
		Rs. 12,41,66,592.00
R.O		Rs. 12,41,66,000.00

**Certified that the Fair Market Value of the entire property is Rupees Twelve Crore Forty One Lakhs Sixty Six Thousand only .**

## REMARKS :

1. The valuation of the property has been done after examining all the documents and information furnished by the school management and after taking into consideration, all the factors that influence the value on the date of our inspection.
2. This valuation is purpose specific and is likely to change depending upon the purpose of valuation. This report should only be considered for the purpose for which it has been issued.
3. The valuation of any property depends on the various political & economic factors like economic growth, political stability, law & order situation, industrial unrest, demand & supply, government policies etc. As such, the valuation arrived is likely to undergo change in future depending on the various factors.
4. The value arrived here-in is an opinion after considering all the relevant factors

## PART III---DECLARATION

I hereby declare that :-

The information furnished in Part I is true and correct to the best of my knowledge and I have no direct or indirect interest in the property valued.  
I have personally inspected the property on 26/08/2019  
I have not been convicted of any offence and sentenced to a term of imprisonment.  
I have not been found guilty of misconduct in any professional capacity.

**R.K. Agarwal**

BE ( HONS)AMIE,FIV,FIII  
Chartered Engineer ( India) (AM-64197)  
Govt.Regd. Valuer ( Cate-1/13/02)  
Institute of Valuer ( F-7179)

Place : Jorhat

**Encl : Site Plan  
Google Map  
Photographs.**

# ENTRANCE GATE



# MAIN SCHOOL BUILDING



# MAIN SCHOOL BUILDING



# AUDITORIUM



# TIRAP HOUSE



# OFFICE



## CANTEEN



## ROOM NO. 23



# BASKETBALL COURT, CYCLE STAND, SECURITY ROOM



