

AJV-17981/18

VALUATION REPORT

COMMERCIAL & ST PLOTS
LOCATED AT
MEERUT CO-OPERATIVE HOUSING SOCIETY LTD.
SECTOR 8-A & 9-A, GULZAR-E-HIJRI,
SCHEME-33, KARACHI.

7-7-2018
Official Assignee's Office,
High Court of Sindh
Karachi.

COMPILED BY:
AKBANI & JAVED ASSOCIATES



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ENGINEERING & VALUATION CONSULTANTS

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This is to certify, that on the instructions of DR. WASEEM IQBAL CHAUDARY, THE OFFICIAL ASSIGNEE OF KARACHI, ADMINISTATOR GENERAL OF SINDH, OFFICIAL LIQUIDATOR, 1ST FLOOR, OLD ANNEXE BUILDING, HIGH COURT OF SINDH, KARACHI, we the undersigned valutors, have surveyed the said 12 Commercial Plots and 02 ST-Commercial Plots, for the purpose of valuation on June 28, 2017.

After survey and enquiries, our report and findings are as under:

**MEERUT COOPERATIVE HOUSING SOCIETY,
GULZAR-E-HIJRI, SCHEME-33, KARACHI.**

LOCATION : Commercial Plot Nos. C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-36, C-36 & ST-28 located at Sector 9-A and Plot No. ST-11 located at Sector 8-A, Meerut Co-operative Housing Society, Gulzar-e-Hijri, Scheme-33, Karachi.

Plots under valuation are bounded and abutted as under:

Plot No. ST-28 : Corner	On the North	: 20 Feet Wide Road
	On the South	: 150 Feet Wide Road
	On the East	: 40 Feet Wide Road
	On the West	: Plot No. ST-27

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Plot No. CS-25 : Corner	On the North	:	Plot No. B-211/212
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	Plot No. CS-26
	On the West	:	40 Feet Wide Road

Plot No. CS-26 :	On the North	:	Plot No. B-212/213
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	Plot No. CS-27
	On the West	:	Plot No. CS-25

Plot No. CS-27 :	On the North	:	Plot No. B-213/214
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	Plot No. CS-28
	On the West	:	Plot No. CS-26

Plot No. CS-28 :	On the North	:	Plot No. B-215/216
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	Plot No. CS-29
	On the West	:	Plot No. CS-27

Plot No. CS-29 :	On the North	:	Plot No. B-216/217
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	Plot No. CS-30
	On the West	:	Plot No. CS-28

Plot No. CS-30 : Corner	On the North	:	Plot No. B-217/218
	On the South	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the East	:	40 Feet Wide Road
	On the West	:	Plot No. CS-29

Plot No. CS-31 : Corner	On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
	On the South	:	Plot No. A-326/325
	On the East	:	Plot No. CS-32
	On the West	:	40 Feet Wide Road

Ram

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Plot No. CS-32 :

On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
On the South	:	Plot No. A-327/328
On the East	:	Plot No. CS-33
On the West	:	Plot No. CS-31

Plot No. CS-33 :

On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
On the South	:	Plot No. A-329/330
On the East	:	Plot No. CS-34
On the West	:	Plot No. CS-32

Plot No. CS-34 :

On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
On the South	:	Plot No. A-331/332
On the East	:	Plot No. CS-35
On the West	:	Plot No. CS-33

Plot No. CS-35 :

On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
On the South	:	Plot No. A-333/334
On the East	:	Plot No. CS-36
On the West	:	Plot No. CS-34

Plot No. CS-36
Corner :

On the North	:	10 Feet Wide Car Parking / 60 Feet Wide Road
On the South	:	Plot No. A-335/336
On the East	:	40 Feet Wide Road
On the West	:	Plot No. CS-35

Plot No. ST-11
Corner :

On the North	:	150 Feet Wide Road
On the South	:	20 Feet Wide Road
On the East	:	40 Feet Wide Road
On the West	:	Plot No. ST-10

DOCUMENTS : Photocopy of:
PROVIDED

- Letter issued by City District Government Karachi in respect of Revised Layout Plan of the Society bearing Ref. No. URP-33-28/MPSEC/77/2006/ UDI-176/L dated April 24, 2006.
- Revised Layout Plan.
- Site Plan of the Plots. (Copies Enclosed).

Javed

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PREAMBLE : Our scope of valuation includes the location, vicinity etc., observed at the time of our survey.

ASSESSMENT : The valuation was undertaken as per the instructions of The Official Assignee, High Court of Sindh, Old Annexe Building, Karachi, for assessment of the present and forced sale value of the said Commercial plots of land.

Survey of plots was carried out along with and in presence of the following:

1. Mr. Shakir, representative of The Official Assignee, High Court of Sindh, Karachi.
2. Mr. Shahid Bashir, representative of the Society.
3. Mr. Rizwan Anwar, Site Supervisor of the Society.

On visit to the site, it was observed that the said plots under valuation are open plots of land. Location of the plots was identified by Society representatives and no identification mark was found on the plots under valuation and on the developed plots in the vicinity.

The said housing society is located on the Main Maymar Avenue about 01 K.M. from the inter-section of Main Karachi-Hyderabad Motorway near Toyota Motor Showroom.

As reported, Sui Gas connection has not yet been provided to the society.

At present all the plots under valuation are without demarcation.

Commercial Plot Nos. CS-25 to CS-36

These commercial plots are located / facing 60' Wide Road and are accessible directly from Sector 9-A Main Entrance. Plot Nos. CS-31 to CS-36 are located on one side, whereas Plot Nos. CS-25 to CS-30 on the other side of Road.

Plot No. ST-28

The said commercial amenity plot ad-measuring 987.55 Sq. Yds., is located ideally on the Main 150' Wide Road connected with Maymar Avenue. It is a 03-Sided corner plot having access from the Main Road. Also, the said plot is accessible within the society through a 40' Wide Road and a 20' Wide Lane.

David

Plot No. ST-11, Sector 8-A

The said commercial amenity plot ad-measuring 713.87 Sq. Yds., is located ideally on the Main 150' Wide Road connected with Maymar Avenue. It is a 03-Sided corner plot having access from the Main Road. Also, the said plot is accessible within the society through a 40' Wide Road and a 20' Wide Lane.

MODE OF VALUATION : The valuation is considered on the factors of location, need of the buyers, the overall prevailing market situation and other considerations linked with it. It would not be out of place to mention that the market range of price of property varies frequently from time to time.

VALUATION

S.NO.	DESCRIPTION	AREA (SQ.YDS.)	RATE (RS.)	ASSESSED VALUE (RS.)
1.	Plot No. C-25 (Corner)	333.33	33,000/-	10,999,890/-
2.	Plot No. C-26	333.33	30,000/-	9,999,900/-
3.	Plot No. C-27	333.33	30,000/-	9,999,900/-
4.	Plot No. C-28	333.33	30,000/-	9,999,900/-
5.	Plot No. C-29	333.33	30,000/-	9,999,900/-
6.	Plot No. C-30 (Corner)	333.33	33,000/-	10,999,890/-
7.	Plot No. C-31 (Corner)	411.11	33,000/-	13,566,630/-
8.	Plot No. C-32	405.55	30,000/-	12,166,500/-
9.	Plot No. C-33	405.55	30,000/-	12,166,500/-
10.	Plot No. C-34	405.55	30,000/-	12,166,500/-
11.	Plot No. C-35	405.55	30,000/-	12,166,500/-
12.	Plot No. C-36 (Corner)	411.11	33,000/-	13,566,630/-
13.	Plot No. ST-11 (Corner)	713.87	37,500/-	26,770,125/-
14.	Plot No. ST-28 (Corner)	987.55	37,500/-	37,033,125/-

REMARKS :

1. The above assessment is made irrespective of the liabilities of any kind what so ever related to the said property.
2. The title ownership documents have neither been sighted nor searched.
3. The above exercise is based on values as willing buyer and seller basis and not on forced distress sale values.

David

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4. Photographs of the Plots of Land and the vicinity taken during survey are enclosed vide Annexure 'A'.
5. We have applied a forced sale factor @ 20% of the assessed values of the said plots. Refer Annexure "I".
6. The above figures are based on as per the enquiries & findings recorded on the date of attendance only.
7. This valuation report has been compiled on the instructions of Dr. Waseem Iqbal Chaudhry, The Official Assignee of Karachi, High Court of Sindh, Old Annexe, Karachi, for their exclusive use only.

THIS VALUATION REPORT CONSISTS OF 06 PAGES AND IS ISSUED WITHOUT PREJUDICE, LIABILITIES AND COMMITMENTS ON OUR PART.

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Rand

for AKBANI & JAVED ASSOCIATES

Gulshan Akbari



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S.No.	Plot No.	Sector	Area (Sq.yds.)	Rate (Rs.)	Assessed Value (Rs.)	Forced Sale Value (80%)
1	C-25 (Corner)	9-A	333.33	33,000	10,999,890	8,799,912
2	C-26	9-A	333.33	30,000	9,999,900	7,999,920
3	C-27	9-A	333.33	30,000	9,999,900	7,999,920
4	C-28	9-A	333.33	30,000	9,999,900	7,999,920
5	C-29	9-A	333.33	30,000	9,999,900	7,999,920
6	C-30 (Corner)	9-A	333.33	33,000	10,999,890	8,799,912
7	C-31 (Corner)	9-A	411.11	33,000	13,566,630	10,853,304
8	C-32	9-A	405.55	30,000	12,166,500	9,733,200
9	C-33	9-A	405.55	30,000	12,166,500	9,733,200
10	C-34	9-A	405.55	30,000	12,166,500	9,733,200
11	C-35	9-A	405.55	30,000	12,166,500	9,733,200
12	C-36 (Corner)	9-A	411.11	33,000	13,566,630	10,853,304
13	ST-11 (Corner)	8-A	713.87	37,500	26,770,125	21,416,100
14	ST-28 (Corner)	9-A	987.55	37,500	37,033,125	29,626,500

GOOGLE MAP SATELLITE VIEW OF
MEERUT CO-OP. HOUSING SOCIETY LTD. SECTOR 9-A



Plot Nos. CS
31, 32, 33, 34, 35 & 36

Plot Nos. CS 25, 26,
27, 28, 29 & 30

Main Entrance of
Society located at
Sector 9-A

Plot No. ST - 28